Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,580,000 Property Type House Suburb Balaclava

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Myrtle St ST KILDA EAST 3183	$1,980,000	16/12/2021
2	27 Bailey Av ST KILDA EAST 3183	$1,900,000	07/12/2021
3	25 Blenheim St BALACLAVA 3183	$1,810,000	19/02/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/03/2022 10:30

17 Carlisle Avenue, Balaclava Vic 3183



4 2 2

Property Type: House - Attached House N.E.C.
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2021: $1,580,000

Comparable Properties



24 Myrtle St ST KILDA EAST 3183 (REI)

3 2 1

Price: $1,980,000
Method: Private Sale
Date: 16/12/2021
Property Type: House
Land Size: 301 sqm approx

Agent Comments



27 Bailey Av ST KILDA EAST 3183 (REI)

4 1 1

Price: $1,900,000
Method: Auction Sale
Date: 07/12/2021
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments



25 Blenheim St BALACLAVA 3183 (REI)

4 2 -

Price: $1,810,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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