

**UNIT Offered for Sale**

Section 47AF of the Estate Agents Act 1980

1/20 Carlisle Avenue Balaclava VIC 3183

3 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

**Median Sale Price**

\$568,000 Units in Balaclava between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

**Comparable Property Sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**5/1A Hawsleigh Avenue Balaclava VIC 3183**

2 1 1

Sold Price

**\$687,000**<sup>UN</sup>

Sold Date

**12-Apr-19**

Distance

**0.2km**



**7/17A Albion Street Balaclava VIC 3183**

2 1 1

Sold Price

**\$670,000**

Sold Date

**27-Feb-19**

Distance

**0.39km**



**4/7 Hertford Street St Kilda East VIC 3183**

3 2 1

Sold Price

**\$760,000**

Sold Date

**31-Mar-19**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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