

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

102/126 CARLISLE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

6/1 MORONEY STREET ST KILDA VIC 3182	\$695,000	06-Apr-22
7/317 INKERMAN STREET BALACLAVA VIC 3183	\$720,000	10-Jan-23
10/35 CARLISLE STREET ST KILDA VIC 3182	\$742,000	13-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 16 March 2023



**6/1 MORONEY STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price **\$695,000** Sold Date **06-Apr-22**

Distance **0.18km**



**7/317 INKERMANN STREET
BALACLAVA VIC 3183**

 2  1  1

Sold Price ^{RS} **\$720,000** Sold Date **10-Jan-23**

Distance **0.61km**



**10/35 CARLISLE STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price **\$742,000** Sold Date **13-Aug-22**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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