

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 5/362 Carlisle Street, St Kilda East

Indicative selling price

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

Single price \$ or range between \$525,000 & \$575,000

Median sale price

Median price \$659,000 Property type Apartment Suburb St Kilda East

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
7/310 Inkerman Street, St Kilda East VIC 3183	\$600,000	04/08/2023
10/78 Barkly Street, St Kilda VIC 3182	\$575,000	31/07/2023
11/618 Inkerman Road, Caulfield North VIC 3161	\$545,000	30/07/2023

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: 12/09/2023

Agent

Date

Vendor

Date

Vendor

Date