

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

211/88 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 2021

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

101/126-126A Chapel Street St Kilda VIC 3182	\$605,000	20-Mar-21
3/101 Barkly Street St Kilda VIC 3182	\$622,500	13-Mar-21
13/99 Alma Road St Kilda East VIC 3183	\$605,000	21-Mar-21

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: 30 June 2021

McGrath St Kilda

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101/126-126A Chapel Street St Kilda VIC 3182 Sold Price **\$605,000** Sold Date **20-Mar-21**

2 1 1

Distance **0.45km**



3/101 Barkly Street St Kilda VIC 3182 Sold Price **\$622,500** Sold Date **13-Mar-21**

2 1 -

Distance **0.57km**



13/99 Alma Road St Kilda East VIC 3183 Sold Price **\$605,000** Sold Date **21-Mar-21**

2 1 1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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