

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

11/59 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

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,464,000

Property type

House

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

3/16 MITFORD STREET ST KILDA VIC 3182	\$625,000	19-Jul-24
6/19 ROBE STREET ST KILDA VIC 3182	\$622,000	11-May-24
6/25 CARDIGAN STREET ST KILDA EAST VIC 3183	\$580,000	19-May-24

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.~~

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3/16 MITFORD STREET ST KILDA VIC 3182

Sold Price ^{RS} **\$625,000** Sold Date **19-Jul-24**

2 1 1

Distance **0.43km**

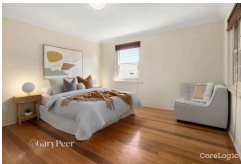


6/19 ROBE STREET ST KILDA VIC 3182

Sold Price **\$622,000** Sold Date **11-May-24**

2 1 -

Distance **0.52km**



6/25 CARDIGAN STREET ST KILDA EAST VIC 3183

Sold Price **\$580,000** Sold Date **19-May-24**

2 1 1

Distance **1.7km**

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

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