

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

2/156 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

6/156 CARLISLE STREET ST KILDA VIC 3182	\$626,000	05-Nov-22
2/104 WESTBURY STREET BALACLAVA VIC 3183	\$585,000	28-Jul-22
17/24-26 MILTON STREET ELWOOD VIC 3184	\$610,000	11-Nov-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: 21 November 2022

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**6/156 CARLISLE STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$626,000** Sold Date **05-Nov-22**

2 1 -

Distance **0.02km**



**2/104 WESTBURY STREET
BALACLAVA VIC 3183**

Sold Price

^{RS} **\$585,000** Sold Date **28-Jul-22**

2 1 1

Distance **0.6km**



**17/24-26 MILTON STREET
ELWOOD VIC 3184**

Sold Price

^{RS} **\$610,000** Sold Date **11-Nov-22**

2 1 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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