

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

G02/126 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

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

101/356 CARLISLE STREET BALACLAVA VIC 3183	\$626,000	07-Mar-24
1/31 CHARNWOOD ROAD ST KILDA VIC 3182	\$636,000	17-Feb-24
3/160 CHAPEL STREET ST KILDA VIC 3182	\$665,000	14-Mar-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.

This Statement of Information was prepared on: 30 July 2024

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**101/356 CARLISLE STREET
 BALACLAVA VIC 3183**

2 1 -

Sold Price **\$626,000** Sold Date **07-Mar-24**

Distance **0.8km**



**1/31 CHARNWOOD ROAD ST KILDA
 VIC 3182**

2 1 -

Sold Price **\$636,000** Sold Date **17-Feb-24**

Distance **0.94km**



**3/160 CHAPEL STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$665,000** Sold Date **14-Mar-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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