

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

10/56 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$280,000

&

\$308,000

Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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 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
1	9/54 Balston St BALACLAVA 3183	\$300,500	09/07/2020
2	21/5-9 Fulton St ST KILDA EAST 3183	\$290,000	18/05/2020
3	17/37 Vale St ST KILDA 3182	\$285,000	12/06/2020

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:

03/08/2020 10:59

10/56 Carlisle Street, St Kilda Vic 3182



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1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000 - \$308,000
Median Unit Price
Year ending June 2020: \$557,500

Comparable Properties



9/54 Balston St BALACLAVA 3183 (REI)

Agent Comments

1 1 1

Price: \$300,500
Method: Sold Before Auction
Date: 09/07/2020
Rooms: 2
Property Type: Apartment



21/5-9 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 18/05/2020
Rooms: 2
Property Type: Apartment



17/37 Vale St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$285,000
Method: Private Sale
Date: 12/06/2020
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.