

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

3/63 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2021

to

31 May 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

8/46 GREEVES STREET ST KILDA VIC 3182	\$520,000	23-Mar-22
1/97 BARKLY STREET ST KILDA VIC 3182	\$540,000	27-May-22
9/287 BARKLY STREET ST KILDA VIC 3182	\$550,000	14-May-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: 20 June 2022

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**8/46 GREEVES STREET ST KILDA
VIC 3182**

Sold Price

\$520,000

Sold Date

23-Mar-22

2

1

1

Distance

0.13km
**1/97 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

^{RS}**\$540,000**

Sold Date

27-May-22

2

1

1

Distance

0.53km
**9/287 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

^{RS}**\$550,000**^{UN}

Sold Date

14-May-22

2

1

1

Distance

0.71km**RS** = Recent sale**UN** = Undisclosed Sale

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