

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

6/156 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

\$537,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2021

to

30 Sep 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

2/104 WESTBURY STREET BALACLAVA VIC 3183	\$585,000	28-Jul-22
11/99 ALMA ROAD ST KILDA EAST VIC 3183	\$630,000	11-May-22
3/305 CARLISLE STREET BALACLAVA VIC 3183	\$622,000	29-Apr-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: 11 October 2022

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

2 1 1

Sold Price

^{RS} **\$585,000**

Sold Date

28-Jul-22

Distance

0.59km



**11/99 ALMA ROAD ST KILDA EAST
VIC 3183**

2 1 1

Sold Price

\$630,000

Sold Date

11-May-22

Distance

0.75km



**3/305 CARLISLE STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

\$622,000

Sold Date

29-Apr-22

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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