

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

207/126 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

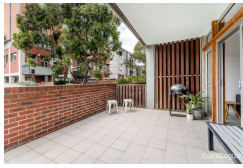
101F/7 GREEVES STREET ST KILDA VIC 3182	\$440,000	15-Mar-24
104/27-31 HERBERT STREET ST KILDA VIC 3182	\$440,000	21-Nov-23
G04/126 CARLISLE STREET ST KILDA VIC 3182	\$499,000	-

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 April 2024

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101F/7 GREEVES STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$440,000** Sold Date **15-Mar-24**
 Distance **0.58km**
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104/27-31 HERBERT STREET ST KILDA VIC 3182 Sold Price **\$440,000** Sold Date **21-Nov-23**
 Distance **0.71km**
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G04/126 CARLISLE STREET ST KILDA VIC 3182 Sold Price **\$499,000** Sold Date **-**
 Distance **0.03km**
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RS = Recent sale **UN** = Undisclosed Sale

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