

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

1/160 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/132-134 CARLISLE STREET ST KILDA VIC 3182	\$840,000	04-May-23
10/38 WESTBURY STREET ST KILDA EAST VIC 3183	\$870,000	05-Aug-23
3/8A DICKENS STREET ELWOOD VIC 3184	\$921,500	24-Apr-23

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: 06 September 2023

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**1/132-134 CARLISLE STREET ST
 KILDA VIC 3182**

2 1 -

Sold Price **\$840,000** Sold Date **04-May-23**

Distance **0.08km**



**10/38 WESTBURY STREET ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$870,000** Sold Date **05-Aug-23**

Distance **0.89km**



**3/8A DICKENS STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$921,500** Sold Date **24-Apr-23**

Distance **0.38km**

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

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