

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

G06/126 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2022

to 31/03/2023

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	14/19 Mitford St ST KILDA 3182	\$738,000	12/05/2023
2	10/22 Inkerman St ST KILDA 3182	\$723,000	10/12/2022
3	7/317 Inkerman St BALACLAVA 3183	\$720,000	10/01/2023

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:

05/06/2023 09:55



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$725,000

Median Unit Price

Year ending March 2023: \$535,000

Comparable Properties



14/19 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 2

Price: \$738,000

Method: Private Sale

Date: 12/05/2023

Property Type: Apartment



10/22 Inkerman St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$723,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Apartment



7/317 Inkerman St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000

Method: Private Sale

Date: 10/01/2023

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372