

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

Range between \$740,000 & \$790,000

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	1/56 Westbury St ST KILDA EAST 3183	\$765,000	27/02/2023
2	102/3 Raglan St ST KILDA EAST 3183	\$760,000	08/02/2023
3	3/4 Lansdowne Rd ST KILDA EAST 3183	\$750,000	02/02/2023

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:

18/04/2023 14:45



 2
  1
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

Year ending March 2023: \$535,000

Comparable Properties



1/56 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$765,000

Method: Sold Before Auction

Date: 27/02/2023

Property Type: Apartment



102/3 Raglan St ST KILDA EAST 3183 (REI/VG) Agent Comments

 2
  2
  2

Price: \$760,000

Method: Private Sale

Date: 08/02/2023

Property Type: Apartment



3/4 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$750,000

Method: Auction Sale

Date: 02/02/2023

Property Type: Apartment

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