

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

406/88 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

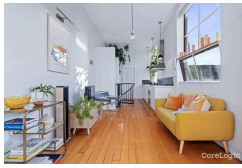
Date of sale

1/1 DUKE STREET ST KILDA VIC 3182	\$400,000	28-Jun-24
20/1 DUKE STREET ST KILDA VIC 3182	\$415,000	10-Aug-24
502A/33 INKERMAN STREET ST KILDA VIC 3182	\$415,000	27-Aug-24

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 November 2024



1/1 DUKE STREET ST KILDA VIC 3182

Sold Price

\$400,000

Sold Date

28-Jun-24

 1  1  1

Distance

0.19km



20/1 DUKE STREET ST KILDA VIC 3182

Sold Price

\$415,000

Sold Date

10-Aug-24

 1  1  1

Distance

0.19km



502A/33 INKERMAN STREET ST KILDA VIC 3182

Sold Price

^{RS} **\$415,000** ^{UN}

Sold Date

27-Aug-24

 1  1  1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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