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	2/76 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Range between $630,000 & $660,000

Median sale price

Median price $561,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2022 to 31/03/2022 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	1/44 Gourlay St BALACLAVA 3183	$651,000	09/04/2022
2	9/55 Alexandra St ST KILDA EAST 3183	$635,000	29/05/2022
3			

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: 20/06/2022 10:22



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$630,000 - $660,000
Median Unit Price
March quarter 2022: $561,000

Comparable Properties



1/44 Gourlay St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $651,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Apartment

Agent Comments

2 bedrooms, 1 bathroom, off street car parking with a courtyard.



9/55 Alexandra St ST KILDA EAST 3183 (REI)

2 1 1

Price: $635,000
Method: Auction Sale
Date: 29/05/2022
Rooms: 3
Property Type: Apartment

Agent Comments

Smaller courtyard, similar accommodation however in St Kilda East not St Kilda.

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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