

## 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

G05/80 CARLISLE STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$335,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4/52 ALMA ROAD ST KILDA VIC 3182     | \$325,000 | 13-Dec-20 |
| 7/55 BARKLY STREET ST KILDA VIC 3182 | \$330,500 | 16-Mar-22 |
|                                      |           |           |

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: 30 May 2022

McGrath St Kilda

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**4/52 ALMA ROAD ST KILDA VIC 3182**

Sold Price

**\$325,000**

Sold Date

**13-Dec-20**

1

1

-

Distance

-

**7/55 BARKLY STREET ST KILDA VIC 3182**

Sold Price

**\$330,500**

Sold Date

**16-Mar-22**

1

1

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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