

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

7/35 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 2019

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

34/11 Marine Parade St Kilda VIC 3182	\$323,000	25-May-19
7/52 Alma Road St Kilda VIC 3182	\$320,000	16-Mar-19
9/21 Blenheim Street Balaclava VIC 3183	\$300,000	25-Jun-19

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: 16 September 2019

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34/11 Marine Parade St Kilda VIC 3182

Sold Price

\$323,000

Sold Date

25-May-19

1

1

-

Distance

0.49km



7/52 Alma Road St Kilda VIC 3182

Sold Price

\$320,000

Sold Date

16-Mar-19

1

1

1

Distance

0.91km



9/21 Blenheim Street Balaclava VIC 3183

Sold Price

\$300,000

Sold Date

25-Jun-19

1

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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