

## 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

14/72-74 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 29/72-74 Carlisle Street St Kilda VIC 3182 | \$440,000 | 20-Jun-20 |
| 6/134 Inkerman Street St Kilda VIC 3182    | \$420,000 | 13-Aug-20 |
| 17/12 Fitzroy Street St Kilda VIC 3182     | \$460,000 | 06-Aug-20 |

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: 03 February 2021



**29/72-74 Carlisle Street St Kilda VIC 3182**

Sold Price

**\$440,000**

Sold Date **20-Jun-20**

2 1 1

Distance -



**6/134 Inkerman Street St Kilda VIC 3182**

Sold Price

**\$420,000**

Sold Date **13-Aug-20**

2 1 1

Distance **0.42km**



**17/12 Fitzroy Street St Kilda VIC 3182**

Sold Price

**\$460,000**

Sold Date **06-Aug-20**

2 1 1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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