

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

102/80 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$620,000

&

\$635,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb St Kilda

Period - From 01/10/2018

to

31/12/2018

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	15/14a Chapel St ST KILDA 3182	\$645,000	14/01/2019
2	22/17 Robe St ST KILDA 3182	\$642,500	26/11/2018
3	102/356 Carlisle St ST KILDA 3182	\$640,000	18/11/2018

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.~~



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



15/14a Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$645,000

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: Apartment



22/17 Robe St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$642,500

Method: Sale

Date: 26/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 1712 sqm approx



102/356 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 18/11/2018

Rooms: 3

Property Type: Apartment