

## 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

4/28 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

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

204/182 BARKLY STREET ST KILDA VIC 3182	\$480,000	20-Oct-23
10/113 CHAPEL STREET ST KILDA VIC 3182	\$520,000	19-Oct-23
10/115 CHAPEL STREET ST KILDA VIC 3182	\$520,000	19-Oct-23

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.

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**204/182 BARKLY STREET ST KILDA VIC 3182** Sold Price **\$480,000** Sold Date **20-Oct-23**

2 1 1

Distance **0.19km**



**10/113 CHAPEL STREET ST KILDA VIC 3182** Sold Price **\$520,000** Sold Date **19-Oct-23**

2 1 1

Distance **0.77km**



**10/115 CHAPEL STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$520,000** Sold Date **19-Oct-23**

2 1 1

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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