

## 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

6/364a 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)

Single price \$465,000

## Median sale price

Median price \$1,385,000

House

X

Unit

Suburb St Kilda

Period - From 01/04/2017

to

30/06/2017

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	12/8 Mitford St ST KILDA 3182	\$480,000	22/04/2017
2	6/28 Raleigh St WINDSOR 3181	\$455,000	20/05/2017
3	4/247-249 Inkerman St BALACLAVA 3183	\$450,000	29/04/2017

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:** Unit

Agent Comments

## Comparable Properties



**12/8 Mitford St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** Apartment



**6/28 Raleigh St WINDSOR 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$455,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Apartment



**4/247-249 Inkerman St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** Apartment