

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

29/72-74 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2019

to

30 Apr 2020

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

7/29 Charnwood Road St Kilda VIC 3182	\$430,000	09-Dec-19
18C/1 Eildon Road St Kilda VIC 3182	\$483,000	23-Apr-20
4/11-17 Park Street St Kilda West VIC 3182	\$425,000	20-Feb-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: 25 May 2020



7/29 Charnwood Road St Kilda VIC 3182 Sold Price **\$430,000** Sold Date **09-Dec-19**

2 1 1

Distance **0.92km**



18C/1 Eildon Road St Kilda VIC 3182 Sold Price ^{RS} **\$483,000** ^{UN} Sold Date **23-Apr-20**

2 1 1

Distance **0.93km**



4/11-17 Park Street St Kilda West VIC 3182 Sold Price **\$425,000** Sold Date **20-Feb-20**

2 1 1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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