

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8/56 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 \$265,000 & \$290,000

Median sale price

(*Delete house or unit as applicable)

Median price \$539,000 *House *Unit X Suburb St Kilda

Period - From 01/04/2018 to 30/06/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/35 Charles Street St Kilda	\$276,500	04/09/2018
9/30 Balaclava Road St Kilda East	\$310,000	31/07/2018
216/173 Barkly Street St Kilda	\$295,000	24/05/2018

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.