

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

4/132-134 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 2021

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

12/20 Charnwood Road St Kilda VIC 3182	\$644,000	15-May-21
16/33 Hotham Street St Kilda East VIC 3183	\$650,000	26-Jun-21
2/24 Kendall Street Elwood VIC 3184	\$649,000	04-Feb-21

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: 12 July 2021

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**12/20 Charnwood Road St Kilda
VIC 3182**

Sold Price

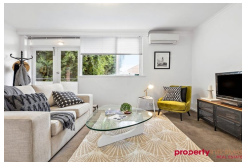
^{RS} **\$644,000**

Sold Date

15-May-21

2 1 -

Distance

1.08km

**16/33 Hotham Street St Kilda East
VIC 3183**

Sold Price

^{RS} **\$650,000**

Sold Date

26-Jun-21

2 1 2

Distance

1.14km

**2/24 Kendall Street Elwood VIC
3184**

Sold Price

\$649,000

Sold Date

04-Feb-21

2 1 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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