

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

14/50 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

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

7/72 BARKLY STREET ST KILDA VIC 3182	\$330,000	07-Oct-23
5/82 PAKINGTON STREET ST KILDA VIC 3182	\$300,000	09-Nov-23
14/79 ALMA ROAD ST KILDA VIC 3182	\$310,000	28-Sep-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.~~

This Statement of Information was prepared on: 27 November 2023

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**7/72 BARKLY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$330,000** Sold Date **07-Oct-23**

Distance **0.57km**



**5/82 PAKINGTON STREET ST
KILDA VIC 3182**

1 1 -

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **09-Nov-23**

Distance **0.58km**



**14/79 ALMA ROAD ST KILDA VIC
3182**

1 1 1

Sold Price ^{RS} **\$310,000** Sold Date **28-Sep-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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