

# 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

1/76 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)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2021

to 31/12/2021

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	8/14a Chapel St ST KILDA 3182	\$665,000	18/12/2021
2	17/225 Canterbury Rd ST KILDA WEST 3182	\$651,000	06/10/2021
3	9/59 Carlisle St ST KILDA 3182	\$615,000	08/12/2021

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.~~

This Statement of Information was prepared on:

15/02/2022 16:32

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2021: \$610,000



2 1 1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**8/14a Chapel St ST KILDA 3182 (REI)**

Agent Comments

2 1 1

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Unit

**Land Size:** 75 sqm approx



**17/225 Canterbury Rd ST KILDA WEST 3182 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$651,000

**Method:** Auction Sale

**Date:** 06/10/2021

**Property Type:** Apartment



**9/59 Carlisle St ST KILDA 3182 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 08/12/2021

**Property Type:** Apartment