#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	3/95 Carlisle Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$561,300	Pro	perty Type Un	it		Suburb	St Kilda
Period - From	01/07/2020	to	30/09/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	10/197 Brighton Rd ELWOOD 3184	\$455,000	04/11/2020
2	6/52 Clyde St ST KILDA 3182	\$433,000	28/10/2020
3	5/32 Fitzroy St ST KILDA 3182	\$425,000	12/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/12/2020 10:53







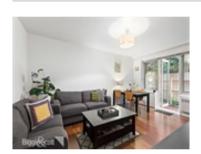
**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** September quarter 2020: \$561,300



Rooms: 2

Property Type: Apartment Land Size: 50 sqm approx **Agent Comments** 

# Comparable Properties



10/197 Brighton Rd ELWOOD 3184 (REI)





Price: \$455,000 Method: Private Sale Date: 04/11/2020

Property Type: Apartment

**Agent Comments** 



6/52 Clyde St ST KILDA 3182 (REI)





Price: \$433,000 Method: Private Sale Date: 28/10/2020

Property Type: Apartment

**Agent Comments** 



5/32 Fitzroy St ST KILDA 3182 (REI)





Price: \$425,000 Method: Private Sale Date: 12/12/2020

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



