

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

3/95 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$561,300 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 to 30/09/2020 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 | 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 comparable properties 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



Rooms: 2
Property Type: Apartment
Land Size: 50 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au

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

Comparable Properties



10/197 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



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



6/52 Clyde St ST KILDA 3182 (REI)

Agent Comments



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



5/32 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



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