

# 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

8/35 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 \$410,000 & \$450,000

### Median sale price

Median price \$556,000 Property Type Unit Suburb St Kilda

Period - From 04/11/2019 to 03/11/2020 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	22/64 Fitzroy St ST KILDA 3182	\$499,100	14/10/2020
2	32/62 Wellington St ST KILDA 3182	\$485,000	29/10/2020
3	6/52 Clyde St ST KILDA 3182	\$433,000	28/10/2020

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:

04/11/2020 14:18



**Property Type:** Subdivided Flat -  
Single OYO Flat  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
04/11/2019 - 03/11/2020: \$556,000

## Comparable Properties



**22/64 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$499,100  
**Method:** Private Sale  
**Date:** 14/10/2020  
**Property Type:** Apartment



**32/62 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 29/10/2020  
**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