## 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

106/88 Carlisle Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$390,000	&	\$420,000				
Median sale price*							
Median price		Property Type	Su	burb St Kilda			
Period - From	1	to	Source				

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	321/163 Fitzroy St ST KILDA 3182	\$400,000	01/03/2024
2	38/167 Fitzroy St ST KILDA 3182	\$375,000	29/02/2024
3			

OR

**B**<sup>\*</sup> 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:

20/03/2024 16:15

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$390,000 - \$420,000

COLLINGS

No median price available

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# **Comparable Properties**



321/163 Fitzroy St ST KILDA 3182 (REI)



Price: \$400,000 Method: Private Sale Date: 01/03/2024 Property Type: Apartment Agent Comments



38/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$375,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

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.

#### Account - Collings Real Estate | P: 03 9486 2000

propertydata



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