

## 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

2/47 BRIGHTON ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

G12/88 CARLISLE STREET ST KILDA VIC 3182	\$542,500	10-Jul-23
302/12 MARTIN STREET ST KILDA VIC 3182	\$565,000	12-Oct-23
203/10 MARTIN STREET ST KILDA VIC 3182	\$572,250	14-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 28 November 2023

Tracy Paus  
 P (03) 9066 4812  
 M 0439 766 175  
 E tracypaus@mcgrath.com.au



**212/88 CARLISLE STREET ST  
 KILDA VIC 3182**

2 1 1

Sold Price **\$542,500** Sold Date **10-Jul-23**

Distance **0.42km**



**302/12 MARTIN STREET ST KILDA  
 VIC 3182**

2 1 -

Sold Price **\$565,000** Sold Date **12-Oct-23**

Distance **0.42km**



**203/10 MARTIN STREET ST KILDA  
 VIC 3182**

2 1 1

Sold Price **\$572,250** Sold Date **14-Aug-23**

Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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