

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

5/2 Goathlands Street St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,150

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2020

to

31 Mar 2021

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

35/5-9 Fulton Street St Kilda East VIC 3183	\$363,000	11-Dec-20
1/1 Celeste Court St Kilda East VIC 3183	\$360,000	12-Mar-21
12/70 Carlisle Street St Kilda VIC 3182	\$363,000	13-Dec-20

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: 22 April 2021



**35/5-9 Fulton Street St Kilda East
VIC 3183**

 1  1  1

Sold Price

\$363,000

Sold Date

11-Dec-20

Distance

0.99km



**1/1 Celeste Court St Kilda East VIC
3183**

 1  1  1

Sold Price

^{RS} **\$360,000**

Sold Date

12-Mar-21

Distance

1.04km



**12/70 Carlisle Street St Kilda VIC
3182**

 1  1  1

Sold Price

\$363,000

Sold Date

13-Dec-20

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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