

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

24/28 FULTON 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2023

to

31 Jul 2024

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

12/28 FULTON STREET ST KILDA EAST VIC 3183	\$509,000	01-Apr-24
4/37 HOTHAM STREET ST KILDA EAST VIC 3183	\$470,000	09-Jul-24
3/57-59 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$520,000	03-Mar-24

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.

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12/28 FULTON STREET ST KILDA EAST VIC 3183

2 1 -

Sold Price **\$509,000** Sold Date **01-Apr-24**

Distance **0km**



4/37 HOTHAM STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **09-Jul-24**

Distance **0.31km**



3/57-59 LANSDOWNE ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price **\$520,000** Sold Date **03-Mar-24**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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