

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

11/46 ALEXANDRA 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

\$300,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 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

5/44 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$315,000	12-Jun-24
7/44 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$330,000	04-Sep-24
18/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$345,000	11-Sep-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.~~

This Statement of Information was prepared on: 28 October 2024

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**5/44 ALEXANDRA STREET ST
 KILDA EAST VIC 3183**

1 1 1

Sold Price **\$315,000** Sold Date **12-Jun-24**

Distance **0.02km**



**7/44 ALEXANDRA STREET ST
 KILDA EAST VIC 3183**

1 1 -

Sold Price **\$330,000** Sold Date **04-Sep-24**

Distance **0.02km**



**18/15 CARDIGAN STREET ST KILDA
 EAST VIC 3183**

1 1 -

Sold Price ^{RS} **\$345,000** Sold Date **11-Sep-24**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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