

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

801/6 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

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

Single Price

\$450,000

or range
between

&

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

310/181 FITZROY STREET ST KILDA VIC 3182	\$455,000	07-Jun-23
317/135 INKERMAN STREET ST KILDA VIC 3182	\$460,000	29-Jun-23
53/352 CANTERBURY ROAD ST KILDA VIC 3182	\$470,000	02-Oct-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



310/181 FITZROY STREET ST KILDA VIC 3182 Sold Price **\$455,000** Sold Date **07-Jun-23**

 1  1  1

Distance **0.23km**



317/135 INKERMAN STREET ST KILDA VIC 3182 Sold Price **\$460,000** Sold Date **29-Jun-23**

 1  1  1

Distance **1.02km**



53/352 CANTERBURY ROAD ST KILDA VIC 3182 Sold Price **\$470,000** Sold Date **02-Oct-23**

 1  1  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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