

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

Stunning 3-bedroom, 2-bathroom, 2 car garage, 1-study, sun room, winter garden apartment 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

or range
between

\$1,680,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

2D WATERLOO CRESCENT ST KILDA VIC 3182	\$1,465,000	07-Mar-24
7/31 THE AVENUE BALACLAVA VIC 3183	\$1,285,000	12-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.

This Statement of Information was prepared on: 25 July 2024



**2D WATERLOO CRESCENT ST
KILDA VIC 3182**

 3  2  2

Sold Price **\$1,465,000** Sold Date **07-Mar-24**

Distance **0.52km**



**7/31 THE AVENUE BALACLAVA
VIC 3183**

 3  2  2

Sold Price **\$1,285,000** Sold Date **12-Mar-24**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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