

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

2/5 WOONSOCKET COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 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

6/23 MITFORD STREET ST KILDA VIC 3182	\$523,000	08-Jul-23
8/40 CHARNWOOD ROAD ST KILDA VIC 3182	\$515,000	24-Jun-23
7/12 ACLAND STREET ST KILDA VIC 3182	\$545,500	22-May-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: 24 July 2023



**6/23 MITFORD STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

^{RS} **\$523,000** ^{UN}

Sold Date

08-Jul-23

Distance

1.53km



**8/40 CHARNWOOD ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price

^{RS} **\$515,000**

Sold Date

24-Jun-23

Distance

0.47km



**7/12 ACLAND STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$545,500

Sold Date

22-May-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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