

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

1502/6 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

or range
between

\$378,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

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

703/6 ST KILDA ROAD ST KILDA VIC 3182	\$365,000	24-Jan-24
1407/6 ST KILDA ROAD ST KILDA VIC 3182	\$380,000	09-Sep-23
1602/6 ST KILDA ROAD ST KILDA VIC 3182	\$370,000	31-Jan-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: 17 August 2024

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**703/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$365,000

Sold Date

24-Jan-24

 1  1  -

Distance

0km

**1407/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$380,000

Sold Date

09-Sep-23

 1  1  1

Distance

0km



**1602/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$370,000

Sold Date

31-Jan-24

 1  1  -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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