

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

13/3 ALFRED SQUARE 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2021

to

31 May 2022

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

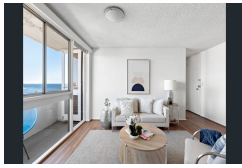
72/3 ALFRED SQUARE ST KILDA VIC 3182	\$500,000	10-Mar-22
4/2 ROBE STREET ST KILDA VIC 3182	\$450,000	31-Mar-22
15/10 ACLAND STREET ST KILDA VIC 3182	\$459,000	04-Mar-22

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: 10 June 2022

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72/3 ALFRED SQUARE ST KILDA VIC 3182

1 1 1

Sold Price **\$500,000** Sold Date **10-Mar-22**

Distance -



4/2 ROBE STREET ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$450,000** Sold Date **31-Mar-22**

Distance **0.28km**



15/10 ACLAND STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$459,000** Sold Date **04-Mar-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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