## 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	2/1 Ardoch Avenue, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$574,500	Pro	perty Type	Unit		Suburb	St Kilda East
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	18/24-26 Springfield Av TOORAK 3142	\$1,030,000	19/02/2025
2	5 Normanby St WINDSOR 3181	\$1,075,000	14/12/2024
3	49 Carrington Gr ST KILDA EAST 3183	\$1,054,000	07/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2025 13:09













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending December 2024: \$574,500

# Comparable Properties



18/24-26 Springfield Av TOORAK 3142 (REI)

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3





**a** 

Price: \$1,030,000

Method: Sold Before Auction

Date: 19/02/2025 Property Type: Unit **Agent Comments** 



5 Normanby St WINDSOR 3181 (REI/VG)

2





**3** .

**Agent Comments** 

Price: \$1,075,000 Method: Private Sale Date: 14/12/2024 Property Type: House



49 Carrington Gr ST KILDA EAST 3183 (REI/VG)

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**3** 1

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Price: \$1,054,000 Method: Auction Sale Date: 07/12/2024

**Property Type:** House (Res) **Land Size:** 301 sqm approx

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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