

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

1402/101 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

\$610,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2021

to

28 Feb 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

209/25-29 ALMA ROAD ST KILDA VIC 3182	\$625,000	15-Dec-21
601/18 GREY STREET ST KILDA VIC 3182	\$699,000	01-Jan-22
1111/77 QUEENS ROAD MELBOURNE VIC 3004	\$720,000	06-Jan-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 March 2022

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**209/25-29 ALMA ROAD ST KILDA
VIC 3182**

Sold Price

\$625,000

Sold Date

15-Dec-21

 2  2  1

Distance

0.19km



**601/18 GREY STREET ST KILDA VIC
3182**

Sold Price

^{RS} **\$699,000** ^{UN}

Sold Date

01-Jan-22

 2  2  1

Distance

0.47km



**1111/77 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

\$720,000

Sold Date

06-Jan-22

 2  2  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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