

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

1404/6 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

\$490,000

&

\$530,000

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

9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$565,000	08-Apr-24
10/94-96 PUNT ROAD WINDSOR VIC 3181	\$566,500	26-Apr-24
312/13 WELLINGTON STREET ST KILDA VIC 3182	\$498,000	21-Aug-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: 29 August 2024

**9/26 CHARNWOOD CRESCENT ST
KILDA VIC 3182**

2 1 1

Sold Price

\$565,000Sold Date **08-Apr-24**Distance **0.49km****10/94-96 PUNT ROAD WINDSOR
VIC 3181**

2 1 1

Sold Price

\$566,500Sold Date **26-Apr-24**Distance **0.39km****312/13 WELLINGTON STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

^{RS}\$498,000^{UN}Sold Date **21-Aug-24**Distance **0.08km****RS** = Recent sale**UN** = Undisclosed Sale

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