

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

1/1 DUKE STREET 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

103/356 CARLISLE STREET BALACLAVA VIC 3183	\$410,000	17-Feb-24
5/2 ALFRISTON STREET ELWOOD VIC 3184	\$412,000	12-Jan-24
7/31 CHARNWOOD ROAD ST KILDA VIC 3182	\$408,000	13-Feb-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: 04 June 2024

Nicole Prime
 P 0395256653
 M 0418940962
 E Nicoleprime@mcgrath.com.au



**103/356 CARLISLE STREET
 BALACLAVA VIC 3183**

1 1 1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **17-Feb-24**

Distance **0.82km**



**5/2 ALFRISTON STREET ELWOOD
 VIC 3184**

1 1 1

Sold Price **\$412,000** Sold Date **12-Jan-24**

Distance **0.82km**



**7/31 CHARNWOOD ROAD ST
 KILDA VIC 3182**

1 1 1

Sold Price **\$408,000** Sold Date **13-Feb-24**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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