

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

1907/3-5 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 2021

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

8/3 Woonsocket Court St Kilda VIC 3182	\$508,500	09-Oct-21
304/3-7A Alma Road St Kilda VIC 3182	\$500,000	28-Sep-21
708/181 Fitzroy Street St Kilda VIC 3182	\$549,000	25-Sep-21

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: 08 November 2021

**8/3 Woonsocket Court St Kilda VIC 3182**

Sold Price

^{RS}**\$508,500**

Sold Date

09-Oct-21

1



1



1

Distance

0.08km**304/3-7A Alma Road St Kilda VIC 3182**

Sold Price

^{RS}**\$500,000**^{UN}

Sold Date

28-Sep-21

1



1



1

Distance

0.19km**708/181 Fitzroy Street St Kilda VIC 3182**

Sold Price

^{RS}**\$549,000**

Sold Date

25-Sep-21

1



1



1

Distance

0.19km**RS** = Recent sale**UN** = Undisclosed Sale

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