

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

5/24 Fulton Street St Kilda East VIC 3183

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2021

to

31 Dec 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

2/14 Cardigan Street St Kilda East VIC 3183	\$450,000	12-Oct-21
11/64-66 Hotham Street St Kilda East VIC 3183	\$420,000	26-Nov-21
2/12 Charlotte Place St Kilda VIC 3182	\$435,000	26-Oct-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: 24 January 2022

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**2/14 Cardigan Street St Kilda East
VIC 3183**

2 1 1

Sold Price

\$450,000

Sold Date

12-Oct-21

Distance

0.52km

**11/64-66 Hotham Street St Kilda
East VIC 3183**

1 1 1

Sold Price

\$420,000

Sold Date

26-Nov-21

Distance

0.58km

**2/12 Charlotte Place St Kilda VIC
3182**

1 1 1

Sold Price

\$435,000

Sold Date

26-Oct-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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