

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

1/16 ST LEONARDS AVENUE 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

\$895,000

or range
between

&

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

2/12 NEPTUNE STREET ST KILDA VIC 3182	\$950,000	04-Dec-21
4/75 PARK STREET ST KILDA WEST VIC 3182	\$885,000	11-Dec-21
13/39 ACLAND STREET ST KILDA VIC 3182	\$865,500	01-Dec-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.~~

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**2/12 NEPTUNE STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$950,000

Sold Date

04-Dec-21

Distance

0.07km
**4/75 PARK STREET ST KILDA
WEST VIC 3182**

2 1 1

Sold Price

\$885,000

Sold Date

11-Dec-21

Distance

-
**13/39 ACLAND STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$865,500

Sold Date

01-Dec-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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