

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

12/25 Brighton 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

\$390,000

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 Feb 2021

to

31 Jan 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

19/1 Duke Street St Kilda VIC 3182	\$420,000	25-Nov-21
17/25 Bendigo Avenue Elwood VIC 3184	\$385,000	14-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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McGrath St Kilda

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**19/1 Duke Street St Kilda VIC 3182**

Sold Price

\$420,000

Sold Date

25-Nov-21 1 1 1

Distance

0.21km**17/25 Bendigo Avenue Elwood VIC 3184**

Sold Price

\$385,000

Sold Date

14-Dec-21 1 1 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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