

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

1/22B ESPLANADE 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

\$910,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

6/21A DICKENS STREET ELWOOD VIC 3184	\$915,000	21-Sep-24
38 GREEVES STREET ST KILDA VIC 3182	\$920,000	17-May-24
4/14 ST LEONARDS AVENUE ST KILDA VIC 3182	\$965,000	04-Sep-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: 26 September 2024

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6/21A DICKENS STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$915,000** Sold Date **21-Sep-24**
 Distance **1.06km**
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38 GREEVES STREET ST KILDA VIC 3182 Sold Price **\$920,000** Sold Date **17-May-24**
 Distance **0.64km**
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4/14 ST LEONARDS AVENUE ST KILDA VIC 3182 Sold Price ^{RS} **\$965,000** ^{UN} Sold Date **04-Sep-24**
 Distance **0.35km**
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RS = Recent sale **UN** = Undisclosed Sale

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