

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

1/44 Eildon 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2020

to

31 Aug 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

1/36 Burnett Street St Kilda VIC 3182	\$660,000	01-Apr-21
1/77 Barkly Street St Kilda VIC 3182	\$660,040	08-Jun-21
8/20 Charnwood Road St Kilda VIC 3182	\$640,000	18-Mar-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: 15 September 2021

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1/36 Burnett Street St Kilda VIC 3182

Sold Price

^{RS} **\$660,000**

Sold Date

01-Apr-21

2 1 1

Distance

0.25km



1/77 Barkly Street St Kilda VIC 3182

Sold Price

\$660,040

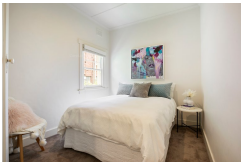
Sold Date

08-Jun-21

2 1 1

Distance

0.3km



8/20 Charnwood Road St Kilda VIC 3182

Sold Price

\$640,000

Sold Date

18-Mar-21

2 1 -

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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