

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 114/196 St Kilda Rd, St Kilda, VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$360,000

&

\$395,000

Median sale price

Median price

\$517,885

Property Type

Apartment

Suburb

St Kilda (3182)

Period - From

01/08/2023

to

31/07/2024

Source

CoreLogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
202/196 ST KILDA ROAD, ST KILDA VIC 3182	\$390,000	17/07/2024
301/196 ST KILDA ROAD, ST KILDA VIC 3182	\$430,000	19/08/2024
101/196 ST KILDA ROAD, ST KILDA VIC 3182	\$420,000	30/05/2024

This Statement of Information was prepared on: 23/10/2024