

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

1102/101 ST KILDA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2022

to

28 Feb 2023

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

1402/101 ST KILDA ROAD ST KILDA VIC 3182	\$635,000	27-Feb-23
605/25-29 ALMA ROAD ST KILDA VIC 3182	\$605,000	23-Jan-23
24 CRIMEA STREET ST KILDA VIC 3182	\$620,000	08-Feb-23

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: 30 March 2023



1402/101 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$635,000** Sold Date **27-Feb-23**

2 2 1

Distance **0km**



605/25-29 ALMA ROAD ST KILDA VIC 3182 Sold Price **\$605,000** Sold Date **23-Jan-23**

2 2 1

Distance **0.19km**



24 CRIMEA STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **08-Feb-23**

2 2 1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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