

## 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

5/61 Blessington Street St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 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

1/77 Barkly Street St Kilda VIC 3182	\$660,040	08-Jun-21
4/17-25 Charnwood Crescent St Kilda VIC 3182	\$720,000	24-Apr-21
1/36 Burnett Street St Kilda VIC 3182	\$660,000	01-Apr-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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**1/77 Barkly Street St Kilda VIC 3182** Sold Price **\$660,040** Sold Date **08-Jun-21**

2 1 1

Distance **0.8km**



**4/17-25 Charnwood Crescent St Kilda VIC 3182** Sold Price <sup>RS</sup> **\$720,000** Sold Date **24-Apr-21**

2 1 -

Distance **1.01km**



**1/36 Burnett Street St Kilda VIC 3182** Sold Price <sup>RS</sup> **\$660,000** Sold Date **01-Apr-21**

2 1 1

Distance **1.03km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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