

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

23/55 ALEXANDRA STREET ST KILDA EAST VIC 3183

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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 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

11/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$504,000	13-Jul-24
8/36 THE AVENUE BALACLAVA VIC 3183	\$480,000	29-May-24
101/95 WESTBURY STREET BALACLAVA VIC 3183	\$505,000	01-May-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: 28 October 2024

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**11/3A HUGHENDEN ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

^{RS}

\$504,000

Sold Date

13-Jul-24

Distance

0.57km



**8/36 THE AVENUE BALACLAVA
VIC 3183**

1 1 -

Sold Price

\$480,000

Sold Date

29-May-24

Distance

0.89km



**101/95 WESTBURY STREET
BALACLAVA VIC 3183**

1 1 1

Sold Price

\$505,000

Sold Date

01-May-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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