

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

2/33 FULTON 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

\$535,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2022

to

31 Jan 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

11/32-34 THE AVENUE WINDSOR VIC 3181	\$542,500	08-Oct-22
18/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$565,000	16-Dec-22
5/41 THE AVENUE BALACLAVA VIC 3183	\$558,000	17-Dec-22

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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11/32-34 THE AVENUE WINDSOR VIC 3181

2 1 1

Sold Price

\$542,500

Sold Date

08-Oct-22

Distance

0.73km



18/8 Westbury Street, St Kilda East

18/8 WESTBURY STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price

^{RS} **\$560,000** ^{UN}

Sold Date

16-Dec-22

Distance

0.31km



5/41 THE AVENUE BALACLAVA VIC 3183

2 1 1

Sold Price

\$558,000

Sold Date

17-Dec-22

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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