

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

7/3 UNION STREET MELBOURNE VIC 3004

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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

2/41 PARK STREET ST KILDA WEST VIC 3182	\$390,000	14-Oct-24
23/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$340,000	16-Sep-24
21/30 QUEENS ROAD MELBOURNE VIC 3004	\$378,000	04-Jun-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 November 2024

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2/41 PARK STREET ST KILDA WEST VIC 3182 Sold Price ^{RS} **\$390,000** Sold Date **14-Oct-24**
 Distance **0.97km**

1 1 1



23/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182 Sold Price **\$340,000** Sold Date **16-Sep-24**
 Distance **0.77km**

1 1 1



21/30 QUEENS ROAD MELBOURNE VIC 3004 Sold Price **\$378,000** Sold Date **04-Jun-24**
 Distance **1.22km**

1 1 1

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

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