

## 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

14/2 Redan 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

\$565,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 9/74 Barkly Street St Kilda VIC 3182 | \$605,000 | 15-Sep-21 |
| 1/12 Vale Street St Kilda VIC 3182   | \$555,000 | 17-Jul-21 |
| 17/17A Milton Street Elwood VIC 3184 | \$552,000 | 19-Jun-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.~~

This Statement of Information was prepared on: 09 November 2021

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au



**9/74 Barkly Street St Kilda VIC 3182** Sold Price <sup>RS</sup> **\$605,000** Sold Date **15-Sep-21**

1 1 -

Distance **0.65km**



**1/12 Vale Street St Kilda VIC 3182** Sold Price **\$555,000** Sold Date **17-Jul-21**

1 1 1

Distance **0.91km**



**17/17A Milton Street Elwood VIC 3184** Sold Price <sup>RS</sup> **\$552,000** Sold Date **19-Jun-21**

1 1 -

Distance **1.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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