

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

2/5 WOONSOCKET COURT ST KILDA VIC 3182

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

201/24 CRIMEA STREET ST KILDA VIC 3182	\$530,000	12-Mar-24
9/39 EILDON ROAD ST KILDA VIC 3182	\$541,000	18-Apr-24
4/57 CHAPEL STREET ST KILDA VIC 3182	\$510,000	12-Mar-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: 22 April 2024



**201/24 CRIMEA STREET ST KILDA
VIC 3182**

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **12-Mar-24**

 1  1  1

Distance **0.57km**



**9/39 EILDON ROAD ST KILDA VIC
3182**

Sold Price ^{RS} **\$541,000** Sold Date **18-Apr-24**

 1  1  1

Distance **0.46km**



**4/57 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price ^{RS} **\$510,000** Sold Date **12-Mar-24**

 1  1  1

Distance **0.93km**

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

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