

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

118/3-5 ST KILDA ROAD 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 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

1103/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$435,000	17-Aug-23
904/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$400,000	10-Jul-23
409/13 WELLINGTON STREET ST KILDA VIC 3182	\$435,000	24-May-23

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: 24 November 2023

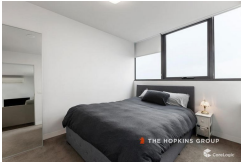
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 E melaniewalden@mcgrath.com.au



1103/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$435,000** Sold Date **17-Aug-23**

1 1 1

Distance **0km**



904/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$400,000** Sold Date **10-Jul-23**

1 1 1

Distance **0km**



409/13 WELLINGTON STREET ST KILDA VIC 3182 Sold Price **\$435,000** Sold Date **24-May-23**

1 1 1

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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