

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

101/7 BELFORD STREET 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

\$399,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 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

307/7 BRIGHTON ROAD ST KILDA VIC 3182	\$420,000	09-Jun-23
113/135 INKERMAN STREET ST KILDA VIC 3182	\$430,000	13-Mar-23
12/352 CANTERBURY ROAD ST KILDA VIC 3182	\$449,000	24-Apr-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.~~

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**307/7 BRIGHTON ROAD ST KILDA
VIC 3182**

Sold Price

^{RS} **\$420,000** Sold Date **09-Jun-23**

2 1 1

Distance **0.55km**



**113/135 INKERMANN STREET ST
KILDA VIC 3182**

Sold Price

\$430,000 Sold Date **13-Mar-23**

2 1 1

Distance **0.68km**



**12/352 CANTERBURY ROAD ST
KILDA VIC 3182**

Sold Price

\$449,000 Sold Date **24-Apr-23**

2 1 1

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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