

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

703/6 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

\$369,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

210/135 INKERMAN STREET ST KILDA VIC 3182	\$370,000	03-Aug-23
21/1A ST KILDA ROAD ST KILDA VIC 3182	\$370,000	03-Aug-23
22/4 VICTORIA STREET WINDSOR VIC 3181	\$375,000	19-Sep-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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210/135 INKERMAN STREET ST KILDA VIC 3182

Sold Price **\$370,000** Sold Date **03-Aug-23**

1 1 1

Distance **1.02km**



21/1A ST KILDA ROAD ST KILDA VIC 3182

Sold Price Sold Date **03-Aug-23**

1 1 1

Distance **0.16km**



22/4 VICTORIA STREET WINDSOR VIC 3181

Sold Price ^{RS} **\$375,000** ^{UN} Sold Date **19-Sep-23**

1 1 1

Distance **0.99km**

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

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