

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

18/170 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

21/170 ST KILDA ROAD ST KILDA VIC 3182	\$925,000	09-Jul-24
404/5 ALMA ROAD ST KILDA VIC 3182	\$965,000	30-Apr-24
1/340 ST KILDA ROAD ST KILDA VIC 3182	\$977,000	08-Jul-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: 05 August 2024

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21/170 ST KILDA ROAD ST KILDA VIC 3182

Sold Price ^{RS} **\$925,000** ^{UN} Sold Date **09-Jul-24**

3 2 -

Distance **0km**



404/5 ALMA ROAD ST KILDA VIC 3182

Sold Price **\$965,000** Sold Date **30-Apr-24**

2 2 -

Distance **0.16km**



1/340 ST KILDA ROAD ST KILDA VIC 3182

Sold Price ^{RS} **\$977,000** Sold Date **08-Jul-24**

3 2 -

Distance **0.5km**

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

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