

## 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

106/7 BELFORD STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$339,000

or range  
between

&

### 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

109/109 INKERMAN STREET ST KILDA VIC 3182	\$335,000	14-Mar-24
306/157 FITZROY STREET ST KILDA VIC 3182	\$350,000	19-Dec-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: 02 April 2024

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**109/109 INKERMANN STREET ST  
KILDA VIC 3182**

 1  1  1

Sold Price

<sup>RS</sup>

**\$335,000**

Sold Date

**14-Mar-24**

Distance

**0.63km**



**306/157 FITZROY STREET ST  
KILDA VIC 3182**

 1  1  1

Sold Price

**\$350,000**

Sold Date

**19-Dec-23**

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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