

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

18/41 MARINE PARADE 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

\$739,000

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 Oct 2023

to

30 Sep 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

11/43-44 MARINE PARADE ST KILDA VIC 3182	\$681,000	31-May-24
4/7 ADDISON STREET ELWOOD VIC 3184	\$741,000	10-Aug-24
3/13-15 SPENSER STREET ST KILDA VIC 3182	\$710,000	20-Mar-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: 18 October 2024

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**11/43-44 MARINE PARADE ST
 KILDA VIC 3182**

2 2 1

Sold Price **\$681,000** Sold Date **31-May-24**

Distance **0.06km**



**4/7 ADDISON STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price **\$741,000** Sold Date **10-Aug-24**

Distance **0.39km**



**3/13-15 SPENSER STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$710,000** Sold Date **20-Mar-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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