

# 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

24/8 St Leonards Avenue, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$531,000 Property Type Unit Suburb St Kilda

Period - From 01/08/2023 to 31/07/2024 Source REIV

### 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 six 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
1	16/8 St Leonards Av ST KILDA 3182	\$435,000	29/04/2024
2			
3			

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 six months.

This Statement of Information was prepared on:

01/08/2024 08:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

01/08/2023 - 31/07/2024: \$531,000

## Comparable Properties



16/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment

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 six months.