

## 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

36/12 CLYDE STREET 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) (\*Delete single price or range as applicable)

Single Price

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

22/14 MITFORD STREET ST KILDA VIC 3182	415000	03-Jun-24
18/41 PARK STREET ST KILDA WEST VIC 3182	405000	07-Apr-24
11/7 ALFRED SQUARE ST KILDA VIC 3182	450000	01-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: 25 June 2024

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**22/14 MITFORD STREET ST KILDA  
 VIC 3182**

Sold Price

<sup>RS</sup> **415000**

Sold Date **03-Jun-24**

1 1 -

Distance **0.75km**



**18/41 PARK STREET ST KILDA  
 WEST VIC 3182**

Sold Price

**405000**

Sold Date **07-Apr-24**

1 1 1

Distance **0.92km**



**11/7 ALFRED SQUARE ST KILDA  
 VIC 3182**

Sold Price

**450000**

Sold Date **01-Mar-24**

1 1 1

Distance **0.31km**

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

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