

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

5/11 WIMMERA PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

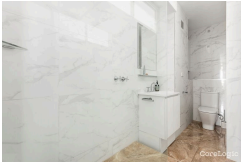
10A/12 MARINE PARADE ST KILDA VIC 3182	\$900,000	02-Mar-24
167 FITZROY STREET ST KILDA VIC 3182	\$880,000	29-May-24
4/1 ESPLANADE ST KILDA VIC 3182	\$805,000	11-May-24

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: 10 July 2024

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10A/12 MARINE PARADE ST KILDA VIC 3182 Sold Price **\$900,000** Sold Date **02-Mar-24**

2 1 -

Distance **0.68km**



167 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$880,000** ^{UN} Sold Date **29-May-24**

1 1 1

Distance **0.78km**



4/1 ESPLANADE ST KILDA VIC 3182 Sold Price ^{RS} **\$805,000** Sold Date **11-May-24**

2 1 2

Distance **0.19km**

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

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