

## 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

18/15 CARDIGAN STREET ST KILDA EAST VIC 3183

### 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

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

St Kilda East

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

1/31 ORANGE GROVE BALACLAVA VIC 3183	\$362,000	18-May-24
1/3-7 SEBASTOPOL STREET ST KILDA EAST VIC 3183	\$355,000	19-Apr-24
7/36 WESTBURY STREET ST KILDA EAST VIC 3183	\$390,000	08-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: 29 July 2024

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**1/31 ORANGE GROVE BALACLAVA VIC 3183**

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Sold Price

<sup>RS</sup> **\$362,000**

Sold Date **18-May-24**

Distance **0.51km**



**1/3-7 SEBASTOPOL STREET ST KILDA EAST VIC 3183**

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Sold Price

<sup>RS</sup> **\$355,000**

Sold Date **19-Apr-24**

Distance **0.43km**



**7/36 WESTBURY STREET ST KILDA EAST VIC 3183**

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Sold Price

**\$390,000**

Sold Date **08-Mar-24**

Distance **0.52km**

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

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