

## 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

2/12 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/52 Fitzroy Street St Kilda VIC 3182	\$785,000	19-Dec-19
48/151 Fitzroy Street St Kilda VIC 3182	\$848,901	21-Sep-19
15/8 The Avenue Windsor VIC 3181	\$735,500	12-Sep-19

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: 24 January 2020



**3/52 Fitzroy Street St Kilda VIC 3182**

Sold Price

**\$785,000**

Sold Date

**19-Dec-19**

2

1

1

Distance

**0.43km**



**48/151 Fitzroy Street St Kilda VIC 3182**

Sold Price

**\$848,901**

Sold Date

**21-Sep-19**

2

1

1

Distance

**0.48km**



**15/8 The Avenue Windsor VIC 3181**

Sold Price

**\$735,500**

Sold Date

**12-Sep-19**

2

1

1

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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