

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

Stunning 3-bedroom, 2-bathroom, 2-car park 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

\$1,458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

13/21 MARINE PARADE ST KILDA VIC 3182	\$1,590,000	01-Jul-24
2D WATERLOO CRESCENT ST KILDA VIC 3182	\$1,465,000	07-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: 20 November 2024



**13/21 MARINE PARADE ST KILDA
VIC 3182**

 3  2  2

Sold Price **\$1,590,000** Sold Date **01-Jul-24**

Distance **0.97km**



**2D WATERLOO CRESCENT ST
KILDA VIC 3182**

 3  2  2

Sold Price **\$1,465,000** Sold Date **07-Mar-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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