

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

6/31 HOLROYD AVENUE ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$779,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2021

to

30 Sep 2022

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 HOLROYD AVENUE ST KILDA EAST VIC 3183	\$785,000	10-Jul-22
14/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$758,000	06-Jun-22
2/544 ORRONG ROAD ARMADALE VIC 3143	\$774,000	14-May-22

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: 15 October 2022

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**1/31 HOLROYD AVENUE ST KILDA
EAST VIC 3183**

Sold Price **\$785,000** Sold Date **10-Jul-22**

2 1 1

Distance **0km**



**14/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183**

Sold Price **\$758,000** Sold Date **06-Jun-22**

3 1 1

Distance **0.68km**



**2/544 ORRONG ROAD ARMADALE
VIC 3143**

Sold Price **\$774,000** Sold Date **14-May-22**

2 1 1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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