

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

1/3-7 SEBASTOPOL STREET 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2023

to

31 Mar 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

12/1 CELESTE COURT ST KILDA EAST VIC 3183	\$368,000	27-Oct-23
8/53 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$375,500	20-Nov-23
7/36 WESTBURY STREET ST KILDA EAST VIC 3183	\$390,000	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: 02 April 2024

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



12/1 CELESTE COURT ST KILDA EAST VIC 3183

1 1 1

Sold Price **\$368,000** Sold Date **27-Oct-23**

Distance **0.99km**



8/53 LANSDOWNE ROAD ST KILDA EAST VIC 3183

1 1 1

Sold Price **\$375,500** Sold Date **20-Nov-23**

Distance **0.88km**



7/36 WESTBURY STREET ST KILDA EAST VIC 3183

1 1 1

Sold Price ^{RS} **\$390,000** Sold Date **07-Mar-24**

Distance **0.18km**

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

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