# 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 rang betwee		\$350,000	&	\$385,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$600,000	Prop	erty type		Unit	Suburb	St Kilda East
Period-from	01 Apr 2023	to	31 Mar 2	024	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 LANSDOWNE 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



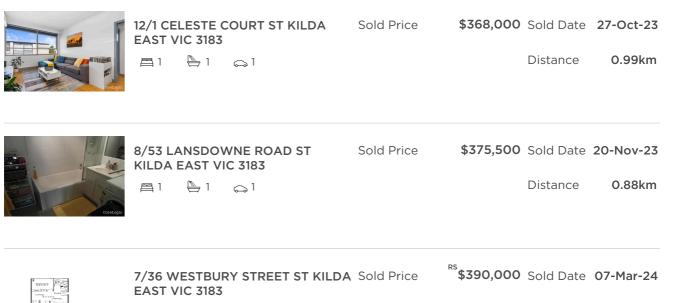
consumer.vic.gov.au

McGrath

Tracy Paus

P (03) 9066 4812

- M 0439 766 175
- E tracypaus@mcgrath.com.au



Distance 0.18km

RS = Recent sale UN = Undisclosed Sale

酉 1

1

ຸລ1

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.