

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

7/3 UNION STREET MELBOURNE VIC 3004

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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

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

20/41 PARK STREET ST KILDA WEST VIC 3182	\$415,000	18-May-24
131/539 ST KILDA ROAD MELBOURNE VIC 3004	\$395,000	17-Jun-24
502/55 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	17-May-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: 25 November 2024

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**20/41 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price **\$415,000** Sold Date **18-May-24**

Distance **0.97km**



**131/539 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$395,000** Sold Date **17-Jun-24**

Distance **0.86km**



**502/55 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$410,000** Sold Date **17-May-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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