

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

702/3-5 ST KILDA ROAD 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

521/163 FITZROY STREET ST KILDA VIC 3182	\$420,000	09-Aug-24
1004/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$410,000	08-Aug-24
415/87 HIGH STREET PRAHRAN VIC 3181	\$440,000	08-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: 12 September 2024

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521/163 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$420,000** Sold Date **09-Aug-24**

1 1 1

Distance **0.28km**



1004/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price ^{RS} **\$410,000** Sold Date **08-Aug-24**

1 1 -

Distance **0km**



415/87 HIGH STREET PRAHRAN VIC 3181 Sold Price **\$440,000** Sold Date **08-May-24**

1 1 1

Distance **1.03km**

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

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