

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

5/22A ACLAND STREET 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

12/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$535,000	25-May-24
11/157 BRIGHTON ROAD ELWOOD VIC 3184	\$515,000	29-Dec-23
20/75 QUEENS ROAD MELBOURNE VIC 3004	\$507,000	24-Feb-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: 24 June 2024

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**12/333 BEACONSFIELD PARADE
 ST KILDA WEST VIC 3182**

Sold Price

^{RS} **\$535,000**

Sold Date **25-May-24**

1 1 1

Distance **1km**



**11/157 BRIGHTON ROAD ELWOOD
 VIC 3184**

Sold Price

\$515,000

Sold Date **29-Dec-23**

1 1 1

Distance **1.95km**



**20/75 QUEENS ROAD MELBOURNE
 VIC 3004**

Sold Price

\$507,000

Sold Date **24-Feb-24**

1 1 1

Distance **1.36km**

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

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