

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

2/42 WILGAH 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

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

8/1 CELESTE COURT ST KILDA EAST VIC 3183	\$331,000	15-May-24
11/2 GOATHLANDS STREET ST KILDA EAST VIC 3183	\$333,333	10-Sep-24
1/18 NORMANBY STREET WINDSOR VIC 3181	\$330,000	02-Oct-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: 13 November 2024

**8/1 CELESTE COURT ST KILDA
EAST VIC 3183**

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Sold Price **\$331,000** Sold Date **15-May-24**Distance **0.36km****11/2 GOATHLANDS STREET ST
KILDA EAST VIC 3183**

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Sold Price **\$333,333** Sold Date **10-Sep-24**Distance **0.69km****1/18 NORMANBY STREET
WINDSOR VIC 3181**

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Sold Price **\$330,000** Sold Date **02-Oct-24**Distance **1.17km****RS** = Recent sale **UN** = Undisclosed Sale

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