

## 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

306/2 PRINCES STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,250

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2022

to

31 Dec 2022

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

21/167 FITZROY STREET ST KILDA VIC 3182	\$508,960	14-Nov-22
2/50 FITZROY STREET ST KILDA VIC 3182	\$522,000	10-Dec-22
7/6 WOONSOCKET COURT ST KILDA VIC 3182	\$550,000	13-Oct-22

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.~~

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**21/167 FITZROY STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$508,960** Sold Date **14-Nov-22**  
 Distance **0.08km**

 1  1  1



**2/50 FITZROY STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$522,000** <sup>UN</sup> Sold Date **10-Dec-22**  
 Distance **0.47km**

 1  1  1



**7/6 WOONSOCKET COURT ST KILDA VIC 3182** Sold Price **\$550,000** Sold Date **13-Oct-22**  
 Distance **0.06km**

 1  1  1

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

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