

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

4/20 PRINCES 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

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

9/12 YORK STREET ST KILDA WEST VIC 3182	\$670,000	23-Apr-24
2/45-47 CHAPEL STREET ST KILDA VIC 3182	\$670,000	06-Jul-24
26-28 BLESSINGTON STREET ST KILDA VIC 3182	\$660,000	22-Apr-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: 07 September 2024

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**9/12 YORK STREET ST KILDA
 WEST VIC 3182**

2 1 -

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **23-Apr-24**

Distance **0.88km**



**2/45-47 CHAPEL STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price ^{RS} **\$670,000** Sold Date **06-Jul-24**

Distance **0.88km**



**26-28 BLESSINGTON STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **22-Apr-24**

Distance **1.23km**



**3/160 CHAPEL STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$665,000** Sold Date **14-Mar-24**

Distance **1.53km**

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

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