

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

9/23 DALGETY 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

1/36-38 BLENHEIM STREET BALACLAVA VIC 3183	\$595,000	11-Sep-24
1/3 GOLDSMITH STREET ELWOOD VIC 3184	\$590,000	16-Nov-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: 03 December 2024

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**1/36-38 BLENHEIM STREET
BALACLAVA VIC 3183**

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Sold Price **\$595,000** Sold Date **11-Sep-24**Distance **1.56km****1/3 GOLDSMITH STREET ELWOOD
VIC 3184**

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Sold Price ^{RS} **\$590,000** Sold Date **16-Nov-24**Distance **1.88km****RS** = Recent sale**UN** = Undisclosed Sale

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