

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

7/7 ALFRED SQUARE 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 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

6/55 BARKLY STREET ST KILDA VIC 3182	\$417,500	05-Jan-22
1/240 BARKLY STREET ST KILDA VIC 3182	\$390,000	02-Dec-21
14/8 CHARNWOOD GROVE ST KILDA VIC 3182	\$407,500	30-Mar-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.~~

This Statement of Information was prepared on: 30 May 2022

McGrath St Kilda

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6/55 BARKLY STREET ST KILDA VIC 3182

Sold Price

\$417,500

Sold Date

05-Jan-22

1



1



1

Distance

-



1/240 BARKLY STREET ST KILDA VIC 3182

Sold Price

\$390,000

Sold Date

02-Dec-21

1



1



1

Distance

-



14/8 CHARNWOOD GROVE ST KILDA VIC 3182

Sold Price

\$407,500

Sold Date

30-Mar-22

1



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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