

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

9/8 Marriott 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

\$468,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 2021

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

2/22B Crimea Street St Kilda VIC 3182	\$465,000	21-Apr-20
15/26 Wellington Street St Kilda VIC 3182	\$465,000	16-Apr-21
48/5-9 Fulton Street St Kilda East VIC 3183	\$470,000	22-Oct-20

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: 17 June 2021

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2/22B Crimea Street St Kilda VIC 3182

Sold Price

\$465,000

Sold Date

21-Apr-20

2

1

1

Distance

0.44km

15/26 Wellington Street St Kilda VIC 3182

Sold Price

Sold Date

16-Apr-21

2

1

1

Distance

0.8km

48/5-9 Fulton Street St Kilda East VIC 3183

Sold Price

\$470,000

Sold Date

22-Oct-20

2

1

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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