

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

28/252 Dandenong Road St Kilda East VIC 3183

Indicative selling price

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

Single Price

\$265,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,600

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2021

to

28 Feb 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

39/340 Beaconsfield Parade St Kilda West VIC 3182	\$300,000	09-Jan-22
27/127-131 Grey Street St Kilda VIC 3182	\$280,000	13-Feb-22
13/57 Chapel Street St Kilda VIC 3182	\$295,000	27-Nov-21

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 March 2022

McGrath St Kilda

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**39/340 Beaconsfield Parade St
Kilda West VIC 3182**

1 1 1

Sold Price

\$300,000

Sold Date

09-Jan-22

Distance

2.72km

**27/127-131 Grey Street St Kilda VIC
3182**

1 1 -

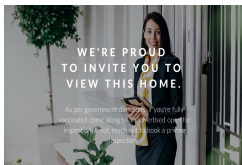
Sold Price

^{RS} **\$280,000**

Sold Date

13-Feb-22

Distance

1.79km

**13/57 Chapel Street St Kilda VIC
3182**

2 1 -

Sold Price

\$295,000

Sold Date

27-Nov-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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