

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

17/24 ACLAND 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

10/13-15 SPENSER STREET ST KILDA VIC 3182	\$625,000	08-Jun-24
8/43 MILTON STREET ELWOOD VIC 3184	\$720,000	27-Apr-24
3/87 WESTBURY STREET ST KILDA EAST VIC 3183	\$751,000	16-Jun-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: 25 July 2024

Shannon O'Sullivan

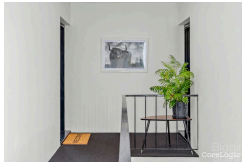
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E ShannonO'Sullivan@mcgrath.com.au

**10/13-15 SPENSER STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

\$625,000 Sold Date **08-Jun-24**Distance **0.54km****8/43 MILTON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$720,000 Sold Date **27-Apr-24**Distance **1.46km****3/87 WESTBURY STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$751,000** Sold Date **16-Jun-24**Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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