

# 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 Sidwell Avenue, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,349,000

### Median sale price

Median price

\$1,711,250

Property Type

House

Suburb

St Kilda East

Period - From

01/04/2022

to

31/03/2023

Source

REIV

### 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 six 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	2 Hennessy Av ELWOOD 3184	\$3,200,000	10/12/2022
2	261 Glen Eira Rd CAULFIELD NORTH 3161	\$3,100,000	20/11/2022
3			

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 six months.~~

This Statement of Information was prepared on:

19/04/2023 17:57



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**2 Hennessy Av ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$3,200,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House

**Land Size:** 508 sqm approx



**261 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 20/11/2022

**Property Type:** House (Res)

**Land Size:** 836 sqm approx

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 six months.