

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

2108/3-5 ST KILDA ROAD 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

2509/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$701,000	10-May-24
2210/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$693,400	16-Feb-24
908/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$615,000	10-May-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: 04 September 2024

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2509/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price ^{RS} **\$701,000** ^{UN} Sold Date **10-May-24**

2 2 1

Distance **0km**



2210/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price **\$693,400** Sold Date **16-Feb-24**

2 1 1

Distance **0km**



908/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price **\$615,000** Sold Date **10-May-24**

2 2 1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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