

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

4C/21 THE ESPLANADE 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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 2023

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

2B/21 ESPLANADE ST KILDA VIC 3182	\$515,000	21-Nov-22
13/3 ALFRED SQUARE ST KILDA VIC 3182	\$490,000	02-Aug-22

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 July 2023

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**2B/21 ESPLANADE ST KILDA VIC 3182**

1 1 1

Sold Price

\$515,000

Sold Date

21-Nov-22

Distance

0.01km**13/3 ALFRED SQUARE ST KILDA VIC 3182**

1 1 1

Sold Price

\$490,000

Sold Date

02-Aug-22

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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