

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

11/1-3 SPENSER 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 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

20/1 DUKE STREET ST KILDA VIC 3182	\$415,000	10-Aug-24
2/64 FITZROY STREET ST KILDA VIC 3182	\$417,500	28-Oct-24
12/3 WIMBLEDON AVENUE ELWOOD VIC 3184	\$440,000	08-Nov-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: 13 January 2025

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20/1 DUKE STREET ST KILDA VIC 3182

Sold Price **\$415,000** Sold Date **10-Aug-24**

1 1 1

Distance **0.97km**



2/64 FITZROY STREET ST KILDA VIC 3182

Sold Price **\$417,500** Sold Date **28-Oct-24**

1 1 1

Distance **1.1km**



12/3 WIMBLEDON AVENUE ELWOOD VIC 3184

Sold Price **\$440,000** Sold Date **08-Nov-24**

1 1 1

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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