

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

12/1 CELESTE COURT ST KILDA EAST VIC 3183

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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,250

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2022

to

31 Aug 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

12/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$387,500	02-May-23
8/48 SUTHERLAND ROAD ARMADALE VIC 3143	\$390,000	19-Apr-23
8/8 AIRLIE AVENUE PRAHRAN VIC 3181	\$371,000	01-Apr-23

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: 06 September 2023

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**12/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price **\$387,500** Sold Date **02-May-23**

Distance **1.09km**



**8/48 SUTHERLAND ROAD
ARMADALE VIC 3143**

 1  1  1

Sold Price **\$390,000** Sold Date **19-Apr-23**

Distance **0.97km**



**8/8 AIRLIE AVENUE PRAHRAN VIC
3181**

 1  1  -

Sold Price **\$371,000** Sold Date **01-Apr-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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