

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

2/5-9 FULTON STREET 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2023

to

31 Jan 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

31/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$300,000	18-Oct-23
8/24 PRENTICE STREET ST KILDA EAST VIC 3183	\$295,000	08-Jan-24
1/18 ORANGE GROVE BALACLAVA VIC 3183	\$280,000	17-Dec-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: 19 February 2024

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**31/5-9 FULTON STREET ST KILDA
 EAST VIC 3183**

Sold Price **\$300,000** Sold Date **18-Oct-23**

1 1 1

Distance **0.04km**



**8/24 PRENTICE STREET ST KILDA
 EAST VIC 3183**

Sold Price **\$295,000** Sold Date **08-Jan-24**

1 1 1

Distance **0.43km**



**1/18 ORANGE GROVE BALACLAVA
 VIC 3183**

Sold Price ^{RS} **\$280,000** ^{UN} Sold Date **17-Dec-23**

1 1 1

Distance **0.69km**

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

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