

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

1/19 SHAKESPEARE GROVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

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

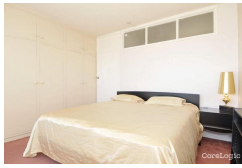
Date of sale

4C/12 MARINE PARADE ST KILDA VIC 3182	\$530,000	10-Dec-23
30/126 CARLISLE STREET ST KILDA VIC 3182	\$496,000	06-Dec-23
13/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$530,000	31-Aug-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: 02 February 2024



**4C/12 MARINE PARADE ST KILDA
VIC 3182**

 1  1  1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **10-Dec-23**

Distance **0.14km**



**30/126 CARLISLE STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$496,000** Sold Date **06-Dec-23**

Distance **1.01km**



**13/333 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 1  1  1

Sold Price **\$530,000** Sold Date **31-Aug-23**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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