

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

7/3 Bundalohn Court 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2020

to

30 Apr 2021

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

1/36-38 Blenheim Street Balaclava VIC 3183	\$605,000	22-Dec-20
101/60-62 Broadway Elwood VIC 3184	\$560,000	10-Dec-20
9/2 Redan Street St Kilda VIC 3182	\$550,000	23-Jan-21

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.~~

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1/36-38 Blenheim Street Balaclava VIC 3183

Sold Price

\$605,000

Sold Date

22-Dec-20

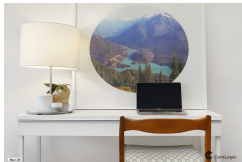
1

1

1

Distance

0.82km



101/60-62 Broadway Elwood VIC 3184

Sold Price

\$560,000

Sold Date

10-Dec-20

1

1

1

Distance

1.06km



9/2 Redan Street St Kilda VIC 3182

Sold Price

^{RS} **\$550,000**

Sold Date

23-Jan-21

1

1

1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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