

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

2/90 GREY 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|---|-----------|-----------|
| DB02/8 BLANCHE STREET ST KILDA VIC 3182 | \$700,000 | 03-Oct-24 |
| 20/38 FITZROY STREET ST KILDA VIC 3182 | \$720,000 | 30-Sep-24 |
| 302/24 PAKINGTON STREET ST KILDA VIC 3182 | \$722,000 | 15-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: 07 December 2024

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**DB02/8 BLANCHE STREET ST
 KILDA VIC 3182**

2 1 -

Sold Price **\$700,000** Sold Date **03-Oct-24**

Distance **0.28km**



**20/38 FITZROY STREET ST KILDA
 VIC 3182**

2 2 -

Sold Price **\$720,000** Sold Date **30-Sep-24**

Distance **0.56km**



**302/24 PAKINGTON STREET ST
 KILDA VIC 3182**

2 2 2

Sold Price ^{RS} **\$722,000** Sold Date **15-Nov-24**

Distance **0.66km**

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

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