

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

5 MALAKOFF 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

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,000

Property type

House

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

3 WILGAH STREET ST KILDA EAST VIC 3183	\$1,675,000	11-May-23
6 KING STREET ST KILDA EAST VIC 3183	\$1,675,000	19-Aug-23
10 BOONDARA GROVE ST KILDA EAST VIC 3183	\$1,660,000	29-Jul-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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3 WILGAH STREET ST KILDA EAST VIC 3183 Sold Price **\$1,675,000** Sold Date **11-May-23**

3 1 1

Distance **0.6km**



6 KING STREET ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$1,675,000** ^{UN} Sold Date **19-Aug-23**

3 1 -

Distance **0.42km**



10 BOONDARA GROVE ST KILDA EAST VIC 3183 Sold Price ^{RS} **\$1,660,000** ^{UN} Sold Date **29-Jul-23**

3 2 2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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