

## 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

16/9 MEADOW STREET ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$569,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2023

to

31 May 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

18/1 WHITEHALL COURT CAULFIELD NORTH VIC 3161	\$567,000	06-May-24
5/378 INKERMAN STREET ST KILDA EAST VIC 3183	\$574,000	09-Jan-24
8/2 LISCARD STREET ELSTERNWICK VIC 3185	\$555,000	02-Feb-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.

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**18/1 WHITEHALL COURT  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price <sup>RS</sup> **\$567,000** <sup>UN</sup> Sold Date **06-May-24**

Distance **0.73km**



**5/378 INKERMAN STREET ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$574,000** Sold Date **09-Jan-24**

Distance **0.5km**



**8/2 LISCARD STREET  
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$555,000** Sold Date **02-Feb-24**

Distance **0.82km**

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

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