

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

G01/3 RAGLAN 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2024

to

31 Dec 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

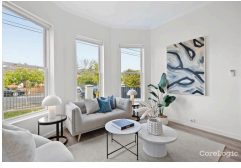
| | | |
|---|-----------|-----------|
| 2/24 THE AVENUE BALACLAVA VIC 3183 | \$772,000 | 08-Dec-24 |
| 1/136 ALMA ROAD ST KILDA EAST VIC 3183 | \$762,500 | 20-Oct-24 |
| 302/24 PAKINGTON STREET ST KILDA VIC 3182 | \$722,000 | 11-Nov-24 |

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: 23 January 2025

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**2/24 THE AVENUE BALACLAVA
 VIC 3183**

Sold Price

^{RS} **\$772,000**

Sold Date **08-Dec-24**

2 1 1

Distance **0.98km**



**1/136 ALMA ROAD ST KILDA EAST
 VIC 3183**

Sold Price

^{RS} **\$762,500** ^{UN}

Sold Date **20-Oct-24**

2 1 1

Distance **0.37km**



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

Sold Price

\$722,000

Sold Date **11-Nov-24**

2 2 1

Distance **0.63km**

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

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