

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

7/11 Redan 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

or range
between

\$650,000

&

\$700,000

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

3/88 Wellington Street St Kilda VIC 3182	\$671,000	08-May-21
11/90 Grey Street St Kilda VIC 3182	\$650,000	26-Nov-20
63/151 Fitzroy Street St Kilda VIC 3182	\$680,000	28-Nov-20

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: 12 May 2021

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3/88 Wellington Street St Kilda VIC 3182 Sold Price ^{RS} **\$671,000** Sold Date **08-May-21**
 Distance **0.3km**
 2 Beds 1 Bath 1 Car



11/90 Grey Street St Kilda VIC 3182 Sold Price **\$650,000** Sold Date **26-Nov-20**
 Distance **0.76km**
 2 Beds 1 Bath 1 Car



63/151 Fitzroy Street St Kilda VIC 3182 Sold Price ^{RS} **\$680,000** Sold Date **28-Nov-20**
 Distance **0.86km**
 2 Beds 1 Bath 1 Car

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

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