

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

1/12 Vale 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 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

10/39 Acland Street St Kilda VIC 3182	\$515,000	13-May-21
29/1 St Kilda Road St Kilda VIC 3182	\$492,500	22-Sep-20
9/7-9 Park Street St Kilda West VIC 3182	\$535,000	30-Mar-21

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: 21 June 2021

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10/39 Acland Street St Kilda VIC 3182

Sold Price

^{RS} **\$515,000**

Sold Date

13-May-21

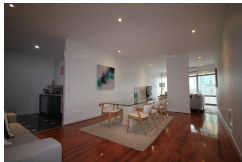
1

1

1

Distance

0.65km



29/1 St Kilda Road St Kilda VIC 3182 Sold Price

\$492,500

Sold Date

22-Sep-20

1

1

1

Distance

0.95km



9/7-9 Park Street St Kilda West VIC 3182 Sold Price

\$535,000

Sold Date

30-Mar-21

1

1

-

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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