

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

23/36 DALGETY 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 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

18/1 LUMLEY COURT PRAHRAN VIC 3181	\$200,000	02-Sep-23
27/116 INKERMANN STREET ST KILDA VIC 3182	\$202,000	04-Oct-23
9/82 GREY STREET ST KILDA VIC 3182	\$218,000	25-Aug-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: 22 January 2024



18/1 LUMLEY COURT PRAHRAN VIC 3181 Sold Price **\$200,000** Sold Date **02-Sep-23**

1 1 1

Distance **1.99km**



27/116 INKERMANS STREET ST KILDA VIC 3182 Sold Price **\$202,000** Sold Date **04-Oct-23**

1 1 1

Distance **0.81km**



9/82 GREY STREET ST KILDA VIC 3182 Sold Price **\$218,000** Sold Date **25-Aug-23**

1 1 1

Distance **0.37km**

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

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