

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

38/5-9 Fulton 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,300

Property type

Unit

Suburb

St Kilda East

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

35/5-9 Fulton Street St Kilda East VIC 3183	\$363,000	11-Dec-20
9/28 Lewisham Road Windsor VIC 3181	\$365,000	15-May-21
4/9 Camden Street Balaclava VIC 3183	\$355,000	06-May-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: 20 May 2021

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



35/5-9 Fulton Street St Kilda East VIC 3183

Sold Price

\$363,000

Sold Date

11-Dec-20

1

1

1

Distance

-



9/28 Lewisham Road Windsor VIC 3181

Sold Price

\$365,000

Sold Date

15-May-21

1

1

1

Distance

0.6km

4/9 Camden Street Balaclava VIC 3183

Sold Price

^{RS} **\$355,000**

Sold Date

06-May-21

1

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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