

## 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

206/2 PRINCES STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

1109/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$620,000	22-Jul-23
706/13 WELLINGTON STREET ST KILDA VIC 3182	\$630,000	20-Sep-23
1208/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$605,000	07-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: 07 December 2023



**1109/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

 2  2  1

Sold Price

**\$620,000**

Sold Date

**22-Jul-23**

Distance

**0.17km**



**706/13 WELLINGTON STREET ST  
KILDA VIC 3182**

 2  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**20-Sep-23**

Distance

**0.37km**



**1208/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

 2  2  1

Sold Price

**\$605,000**

Sold Date

**07-Aug-23**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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