

## 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

Luxury brand new oversized 1 bedroom, 1  
bathr, 1 car park ST KILDA VIC 3182

### Indicative selling price

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

Single Price

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

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

704/6 VICTORIA STREET ST KILDA VIC 3182	\$675,000	04-Oct-22
708/6 VICTORIA STREET ST KILDA VIC 3182	\$665,000	29-Oct-22
9/151 FITZROY STREET ST KILDA VIC 3182	\$660,000	13-Jan-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: 28 February 2024



**704/6 VICTORIA STREET ST KILDA VIC 3182** Sold Price **\$675,000** Sold Date **04-Oct-22**

 1  1  1

Distance **1.09km**



**708/6 VICTORIA STREET ST KILDA VIC 3182** Sold Price **\$665,000** Sold Date **29-Oct-22**

 1  1  1

Distance **1.09km**



**9/151 FITZROY STREET ST KILDA VIC 3182** Sold Price **\$660,000** Sold Date **13-Jan-23**

 1  1  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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