

## 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

15/20 CARDIGAN STREET ST KILDA EAST VIC 3183

### 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

St Kilda East

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

13/11 BALACLAVA ROAD ST KILDA EAST VIC 3183	\$505,000	23-Nov-23
8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$500,000	20-Sep-23
4/208 INKERMANN STREET ST KILDA EAST VIC 3183	\$505,000	09-Sep-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: 02 February 2024



**13/11 BALACLAVA ROAD ST KILDA EAST VIC 3183** Sold Price **\$505,000** Sold Date **23-Nov-23**

2 1 1

Distance **0.54km**



**8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183** Sold Price **\$500,000** Sold Date **20-Sep-23**

2 1 1

Distance **0.54km**



**4/208 INKERMAN STREET ST KILDA EAST VIC 3183** Sold Price **\$505,000** Sold Date **09-Sep-23**

2 1 1

Distance **0.78km**

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

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