

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

6/10 ARDOCH AVENUE 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 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

1/160 CARLISLE STREET ST KILDA VIC 3182	\$945,000	07-Oct-23
6/9 CHARNWOOD ROAD ST KILDA VIC 3182	\$975,000	18-Aug-23
1/139 ARGYLE STREET ST KILDA VIC 3182	\$954,000	22-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: 11 October 2023

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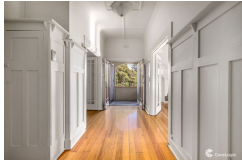
**1/160 CARLISLE STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$945,000** Sold Date **07-Oct-23**

2 1 -

Distance **1.18km**



**6/9 CHARNWOOD ROAD ST KILDA
VIC 3182**

Sold Price

^{RS} **\$975,000** ^{UN} Sold Date **18-Aug-23**

2 1 1

Distance **1.15km**



**1/139 ARGYLE STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$954,000** ^{UN} Sold Date **22-Aug-23**

2 1 2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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