

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

8/43 Dalgety Street St Kilda VIC 3182

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

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 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

4/50 Dalgety Street St Kilda VIC 3182	\$641,000	03-Jun-21
9/74 Barkly Street St Kilda VIC 3182	\$605,000	15-Sep-21
7/17 Byrne Avenue Elwood VIC 3184	\$652,000	09-Oct-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: 18 November 2021

McGrath St Kilda

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**4/50 Dalgety Street St Kilda VIC 3182**

Sold Price

\$641,000

Sold Date

03-Jun-21

1

1

-

Distance

0.05km**9/74 Barkly Street St Kilda VIC 3182**

Sold Price

^{RS} **\$605,000**

Sold Date

15-Sep-21

1

1

-

Distance

0.35km**7/17 Byrne Avenue Elwood VIC 3184**

Sold Price

\$652,000

Sold Date

09-Oct-21

1

1

1

Distance

2.82km**RS** = Recent sale**UN** = Undisclosed Sale

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