

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

6/47 ALEXANDRA STREET 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2022

to

31 Aug 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

3/43 WILGAH STREET ST KILDA EAST VIC 3183	\$600,000	02-Jul-23
13/13 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$636,000	26-Aug-23
10/26 FULTON STREET ST KILDA EAST VIC 3183	\$570,000	24-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: 18 September 2023

Melanie Walden
P 90664813
M 0422395214
E melaniewalden@mcgrath.com.au



3/43 WILGAH STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

02-Jul-23

Distance

0.16km



13/13 LANSDOWNE ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price

^{RS} **\$636,000**

Sold Date

26-Aug-23

Distance

0.58km



10/26 FULTON STREET ST KILDA EAST VIC 3183

2 1 2

Sold Price

^{RS} **\$570,000**

Sold Date

24-Aug-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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