

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

18/20 Cardigan Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median sale price

Median price \$552,750 Property Type Unit Suburb St Kilda East

Period - From 08/08/2023 to 07/08/2024 Source REIV

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 six 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	44/5-9 Fulton St ST KILDA EAST 3183	\$310,000	07/08/2024
2	6/49 Gourlay St BALACLAVA 3183	\$300,000	11/07/2024
3	5/44 Alexandra St ST KILDA EAST 3183	\$315,000	21/06/2024

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 six months.~~

This Statement of Information was prepared on: 08/08/2024 17:30



Rooms: 3
Property Type: Flat
Land Size: 959.992 sqm approx
 Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 08/08/2023 - 07/08/2024: \$552,750

Comparable Properties



44/5-9 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 07/08/2024
Property Type: Apartment



6/49 Gourlay St BALACLAVA 3183 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment



5/44 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 21/06/2024
Property Type: Apartment

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