

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

313/196 ST KILDA ROAD 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|---|-----------|-----------|
| 201/200-202 ST KILDA ROAD ST KILDA VIC 3182 | \$300,000 | 08-Sep-23 |
| 13/45 ALMA ROAD ST KILDA VIC 3182 | \$315,000 | 20-Jun-23 |
| 314/181-185 ST KILDA ROAD ST KILDA VIC 3182 | \$304,000 | 24-Jun-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: 04 December 2023

**201/200-202 ST KILDA ROAD ST
KILDA VIC 3182**

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Sold Price

\$300,000

Sold Date

08-Sep-23

Distance

0.02km**13/45 ALMA ROAD ST KILDA VIC
3182**

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Sold Price

\$315,000

Sold Date

20-Jun-23

Distance

0.15km**314/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

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Sold Price

^{RS}\$304,000

Sold Date

24-Jun-23

Distance

0.16km**RS** = Recent sale**UN** = Undisclosed Sale

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