

## 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

5/44 ALEXANDRA STREET ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$335,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2023

to

29 Feb 2024

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

12/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$321,000	26-Sep-23
1/53 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$370,000	20-Nov-23
9/386 INKERMAN STREET ST KILDA EAST VIC 3183	\$350,000	17-Nov-22

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.

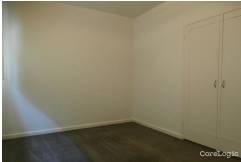
This Statement of Information was prepared on: 13 March 2024



**12/15 CARDIGAN STREET ST KILDA EAST VIC 3183** Sold Price **\$321,000** Sold Date **26-Sep-23**

 1  1  1

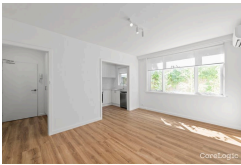
Distance **0.17km**



**1/53 LANSDOWNE ROAD ST KILDA EAST VIC 3183** Sold Price **\$370,000** Sold Date **20-Nov-23**

 1  1  1

Distance **0.29km**



**9/386 INKERMAN STREET ST KILDA EAST VIC 3183** Sold Price **\$350,000** Sold Date **17-Nov-22**

 1  1  1

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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