

## 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

G03/2 PRINCES STREET ST KILDA VIC 3182

### 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Flats

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

705/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$370,000	16-Oct-23
1104/6 ST KILDA ROAD ST KILDA VIC 3182	\$360,000	20-Dec-23
305/109 INKERMAN STREET ST KILDA VIC 3182	\$345,000	30-Jan-24

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: 12 April 2024

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**705/181-185 ST KILDA ROAD ST KILDA VIC 3182**

1 1 1

Sold Price **\$370,000** Sold Date **16-Oct-23**

Distance **0.36km**



**1104/6 ST KILDA ROAD ST KILDA VIC 3182**

1 1 1

Sold Price **\$360,000** Sold Date **20-Dec-23**

Distance **0.27km**



**305/109 INKERMAN STREET ST KILDA VIC 3182**

1 1 1

Sold Price **\$345,000** Sold Date **30-Jan-24**

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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