

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

10/26A Acland Street 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 2019

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

21/76-80 Grey Street St Kilda VIC 3182	\$603,000	04-May-19
4/76-80 Grey Street St Kilda VIC 3182	\$580,500	16-Mar-19
2/97 Barkly Street St Kilda VIC 3182	\$605,500	27-Jul-19

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: 17 September 2019



21/76-80 Grey Street St Kilda VIC 3182

Sold Price

\$603,000

Sold Date **04-May-19**

 2  1  1

Distance **0.43km**



4/76-80 Grey Street St Kilda VIC 3182

Sold Price

\$580,500

Sold Date **16-Mar-19**

 2  1  1

Distance **0.43km**



2/97 Barkly Street St Kilda VIC 3182

Sold Price

\$605,500

Sold Date **27-Jul-19**

 2  1  1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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