

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

1/36 BLANCHE 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

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

| | | |
|--|-----------|-----------|
| 105/120 HOTHAM STREET ST KILDA EAST VIC 3183 | \$650,000 | 30-Aug-23 |
| 5/402 BARKLY STREET ELWOOD VIC 3184 | \$670,000 | 09-Oct-23 |
| 5/15 WREXHAM ROAD WINDSOR VIC 3181 | \$665,000 | 25-Nov-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: 15 December 2023

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**105/120 HOTHAM STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

\$650,000

Sold Date **30-Aug-23**

Distance **1.51km**



**5/402 BARKLY STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$670,000

Sold Date **09-Oct-23**

Distance **1.92km**



**5/15 WREXHAM ROAD WINDSOR
VIC 3181**

2 1 1

Sold Price

^{RS} **\$665,000**

Sold Date **25-Nov-23**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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