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

Period-from

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			

30 Nov 2023

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2022

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.

to

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

Source



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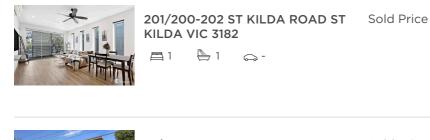
M 0426607299

E mak.zhang@isellgroup.com.au

\$300,000 Sold Date 08-Sep-23

Distance

0.02km



13/45 ALMA ROAD ST KILDA VIC 3182	Sold Price	\$315,000	Sold Date	20-Jun-23
Ē1 \bar{b}1 ⇔1			Distance	0.15km



314/181 KILDA		KILDA ROAD ST 2	Sold Price	^{RS} \$304,000	Sold Date	24-Jun-23
E 1	1	~ -			Distance	0.16km

RS = Recent sale UN = Undisclosed Sale

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