

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

203/7 BRIGHTON ROAD 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

\$398,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

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

2/94 GROSVENOR STREET BALACLAVA VIC 3183	\$308,000	25-Jan-24
302/135 INKERMAN STREET ST KILDA VIC 3182	\$300,000	20-Apr-24
305/3 VICTORIA STREET WINDSOR VIC 3181	\$340,000	05-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: 29 April 2024

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**2/94 GROSVENOR STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$308,000** Sold Date **25-Jan-24**

Distance **1.07km**



**302/135 INKERMANS STREET ST
KILDA VIC 3182**

1 1 -

Sold Price ^{RS} **\$300,000** Sold Date **20-Apr-24**

Distance **0.36km**



**305/3 VICTORIA STREET
WINDSOR VIC 3181**

2 1 1

Sold Price **\$340,000** Sold Date **05-Nov-23**

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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