

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

23/19 ROBE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

16/41 CHAPEL STREET ST KILDA VIC 3182	\$688,000	16-Jun-22
16/2A ROBE STREET ST KILDA VIC 3182	\$700,000	26-May-22
5/5 THE AVENUE WINDSOR VIC 3181	\$740,000	06-Aug-22

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: 14 November 2022

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**16/41 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price **\$688,000** Sold Date **16-Jun-22**

3 1 1

Distance **1.24km**



**16/2A ROBE STREET ST KILDA VIC
3182**

Sold Price **\$700,000** Sold Date **26-May-22**

3 1 1

Distance **0.2km**



**5/5 THE AVENUE WINDSOR VIC
3181**

Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **06-Aug-22**

3 1 1

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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