

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

73/3 ALFRED SQUARE 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

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2021

to

31 May 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

1C/12 MARINE PARADE ST KILDA VIC 3182	\$540,000	09-Apr-22
72/3 ALFRED SQUARE ST KILDA VIC 3182	\$500,000	10-Mar-22
9/28 PATTERSON STREET MIDDLE PARK VIC 3206	\$525,000	28-May-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: 21 June 2022

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**1C/12 MARINE PARADE ST KILDA
VIC 3182**

Sold Price

\$540,000 Sold Date **09-Apr-22**

1 1 -

Distance -



**72/3 ALFRED SQUARE ST KILDA
VIC 3182**

Sold Price

\$500,000 Sold Date **10-Mar-22**

1 1 1

Distance -



**9/28 PATTERSON STREET MIDDLE
PARK VIC 3206**

Sold Price

^{RS} **\$525,000** Sold Date **28-May-22**

1 1 1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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