

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

34 Vale 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Lynott Street St Kilda VIC 3182	\$1,150,000	24-Apr-21
52 Vale Street St Kilda VIC 3182	\$1,235,000	01-May-21
14A Linton Street Balaclava VIC 3183	\$1,130,000	21-Jan-21

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: 12 July 2021

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



4 Lynott Street St Kilda VIC 3182

Sold Price

\$1,150,000

Sold Date

24-Apr-21

2

1

-

Distance

0.34km



52 Vale Street St Kilda VIC 3182

Sold Price

\$1,235,000

Sold Date

01-May-21

3

1

-

Distance

0.11km



14A Linton Street Balaclava VIC 3183

Sold Price

\$1,130,000

Sold Date

21-Jan-21

2

1

1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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