

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

6/7 ROBERTSON AVENUE 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

1/119 ALMA ROAD ST KILDA EAST VIC 3183	\$552,000	13-Apr-24
1/36-38 BLENHEIM STREET BALACLAVA VIC 3183	\$595,000	11-Sep-24

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.

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Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**1/119 ALMA ROAD ST KILDA EAST
VIC 3183**

1 1 1

Sold Price

\$552,000

Sold Date

13-Apr-24

Distance

1.04km



**1/36-38 BLENHEIM STREET
BALACLAVA VIC 3183**

1 1 1

Sold Price

^{RS} **\$595,000**

Sold Date

11-Sep-24

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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