Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | |
|---|---|------------------|-------|--------|------------------|--------------|--|
| Includ | Address ing suburb and postcode 601/6 Victoria Street, S | t Kilda Vic 3182 | | | | | |
| Indicative selling price | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
| Single price \$2,250,000 | | | | | | | |
| Median sale price | | | | | | | |
| Media | an price \$520,000 Property Type | e Unit | | Suburb | St Kilda | | |
| Period | - From 01/07/2024 to 30/09/202 | 24 Sc | ource | REIV | | | |
| 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | |
| Addre | ss of comparable property | | | Pr | rice | Date of sale | |
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 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 six months. | | | | | | |
| | This Statement of Information was prepared on: | | | | 28/10/2024 13:35 | | |



WHITEFOX

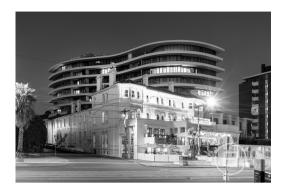
Cheyne Fox 03 9068 4850 0410 216 156 cheyne@whitefoxrealestate.com.au

> Indicative Selling Price \$2,250,000 Median Unit Price

September quarter 2024: \$520,000







Comparable Properties

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 six months.

Account - Whitefox Real Estate | P: 96459699



