

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/23 Acland 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,372

*House

*Unit

X

Suburb

St Kilda

Period-from

01 Jun 2018

to

31 May 2019

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

30/10 Acland Street St Kilda VIC 3182	\$410,000	23-Mar-19
31/10 Acland Street St Kilda VIC 3182	\$410,000	22-Mar-19
5A/1 Eildon Road St Kilda VIC 3182	\$420,800	27-Dec-18

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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30/10 Acland Street St Kilda VIC 3182

Sold Price

\$410,000

Sold Date

23-Mar-19



1



1



1

Distance

0.1km



31/10 Acland Street St Kilda VIC 3182

Sold Price

Sold Date

22-Mar-19



1



1



1

Distance

0.1km



5A/1 Eildon Road St Kilda VIC 3182

Sold Price

\$420,800

Sold Date

27-Dec-18



1



1



1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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