

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

8/40 Eildon Road 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 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

13/8 Mitford Street St Kilda VIC 3182	\$565,000	21-Jan-21
21/16A Chapel Street St Kilda VIC 3182	\$570,000	05-Mar-21
1/15 Hotham Street St Kilda East VIC 3183	\$580,000	27-May-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: 15 June 2021

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



13/8 Mitford Street St Kilda VIC 3182

2 1 1

Sold Price

\$565,000

Sold Date

21-Jan-21

Distance

1.04km

21/16A Chapel Street St Kilda VIC 3182

2 1 1

Sold Price

\$570,000

Sold Date

05-Mar-21

Distance

1.21km

1/15 Hotham Street St Kilda East VIC 3183

2 1 1

Sold Price

^{RS} **\$580,000**

Sold Date

27-May-21

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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