

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

3/39 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/11-17 PARK STREET ST KILDA WEST VIC 3182	\$475,000	28-Jan-23
6/12 CHARLOTTE PLACE ST KILDA VIC 3182	\$470,000	10-Jan-23

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: 17 February 2023

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**3/11-17 PARK STREET ST KILDA
WEST VIC 3182**

Sold Price

^{RS}

\$475,000

Sold Date

28-Jan-23

1

1

1

Distance

0.42km



**6/12 CHARLOTTE PLACE ST KILDA
VIC 3182**

Sold Price

^{RS}

\$470,000

Sold Date

10-Jan-23

1

1

-

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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