

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

5/10 WILGAH STREET ST KILDA EAST VIC 3183

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

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

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

14/39 HOTHAM STREET ST KILDA EAST VIC 3183	\$440,000	02-Jun-24
9/33 CHARNWOOD ROAD ST KILDA VIC 3182	\$390,000	20-Aug-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.

This Statement of Information was prepared on: 08 October 2024

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**14/39 HOTHAM STREET ST KILDA
EAST VIC 3183**

Sold Price **\$440,000** Sold Date **02-Jun-24**

1 1 1

Distance **0.5km**



**9/33 CHARNWOOD ROAD ST
KILDA VIC 3182**

Sold Price **\$390,000** Sold Date **20-Aug-24**

1 1 1

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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