

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

2503/3-5 ST KILDA 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

\$420,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 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

1105/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$410,000	22-Mar-24
804/101 ST KILDA ROAD ST KILDA VIC 3182	\$420,000	25-Jan-24
405/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$412,500	24-Jan-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: 07 May 2024

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1105/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price ^{RS} **\$410,000** Sold Date **22-Mar-24**
 Distance **0.02km**

1 1 1



804/101 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$420,000** Sold Date **25-Jan-24**
 Distance **0.11km**

1 1 1



405/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$412,500** Sold Date **24-Jan-24**
 Distance **0.02km**

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

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