

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

405/101 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

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

508/25-29 Alma Road St Kilda VIC 3182	\$510,000	12-May-21
301/200-202 St Kilda Road St Kilda VIC 3182	\$518,000	20-Apr-21
1101/610 St Kilda Road Melbourne VIC 3004	\$545,000	03-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: 23 June 2021

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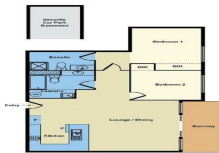
508/25-29 Alma Road St Kilda VIC 3182 Sold Price ^{RS} **\$510,000** Sold Date **12-May-21**
Distance **0.2km**

2 1 1



301/200-202 St Kilda Road St Kilda VIC 3182 Sold Price ^{RS} **\$518,000** Sold Date **20-Apr-21**
Distance **0.3km**

2 1 1



1101/610 St Kilda Road Melbourne VIC 3004 Sold Price ^{RS} **\$545,000** Sold Date **03-May-21**
Distance **0.9km**

2 2 1

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

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