

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

1/12 NEPTUNE STREET 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2024

to

31 Dec 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

6/628 ST KILDA ROAD MELBOURNE VIC 3004	\$839,000	03-Dec-24
4/18 WESTBURY STREET ST KILDA EAST VIC 3183	\$841,000	24-Nov-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: 14 January 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

**6/628 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price ^{RS} **\$839,000** ^{UN} Sold Date **03-Dec-24**Distance **1.07km****4/18 WESTBURY STREET ST KILDA
EAST VIC 3183** Sold Price ^{RS} **\$841,000** ^{UN} Sold Date **24-Nov-24**

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Distance **1.69km****RS** = Recent sale**UN** = Undisclosed Sale

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