

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

3/40 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

2/17-25 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$600,000	31-Oct-23
2/88 WELLINGTON STREET ST KILDA VIC 3182	\$598,000	13-Dec-23
8/44 FITZROY STREET ST KILDA VIC 3182	\$595,000	04-Apr-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: 29 April 2024

Shannon O'Sullivan
 M 0456029622
 E ShannonO'Sullivan@mcgrath.com.au



**2/17-25 CHARNWOOD CRESCENT
 ST KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

31-Oct-23

Distance

0.76km



**2/88 WELLINGTON STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price

\$598,000

Sold Date

13-Dec-23

Distance

1.09km



**8/44 FITZROY STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price

^{RS} **\$595,000**

Sold Date

04-Apr-24

Distance

0.26km

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

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