

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

113/196 St Kilda Road, St Kilda, VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,000

or range between

&

Median sale price

Median price

\$ 520,000

Property type

Unit

Suburb

ST KILDA

Period - From

12/03/2023

to

11/03/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/36 Waterloo Crescent St Kilda Vic 3182	\$400,000	2024-03-08
2	118/3-5 St Kilda Road St Kilda Vic 3182	\$401,000	2024-02-06
3	405/3-5 St Kilda Road St Kilda Vic 3182	\$412,500	2024-01-23

This Statement of Information was prepared on: 12/03/2024

