

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

8/9 MEADOW STREET ST KILDA EAST VIC 3183

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

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/17 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$592,000	03-Jun-23
8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$500,000	20-Sep-23
1/11 FULTON STREET ST KILDA EAST VIC 3183	\$515,000	04-Jun-23

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: 16 November 2023



**3/17 HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$592,000

Sold Date

03-Jun-23

 2

 1

 1

Distance

1.14km



**8/132 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

Sold Price

^{RS} **\$500,000**

Sold Date

20-Sep-23

 2

 1

 1

Distance

1.21km



**1/11 FULTON STREET ST KILDA
EAST VIC 3183**

Sold Price

\$515,000

Sold Date

04-Jun-23

 2

 1

 1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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