

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18/1 DUKE 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

\$449,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

119/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$465,000	26-Oct-21
117/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$475,000	04-Aug-21
9/95-97 CARLISLE STREET ST KILDA VIC 3182	\$450,000	22-Sep-21

OR

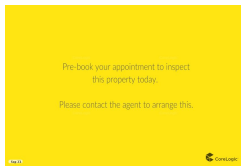
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 December 2021

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**119/40-44 PAKINGTON STREET ST
KILDA VIC 3182**

Sold Price

RS

\$465,000

Sold Date

26-Oct-21

2

1

1

Distance

0.22km

**117/40-44 PAKINGTON STREET ST
KILDA VIC 3182**

Sold Price

\$475,000

Sold Date

04-Aug-21

2

1

1

Distance

0.22km

**9/95-97 CARLISLE STREET ST
KILDA VIC 3182**

Sold Price

\$450,000

Sold Date

22-Sep-21

1

1

1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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