# 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

## 10/4 PILLEY 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		\$780,000	&	\$850,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$565,000	Prop	erty type	v type Unit		Suburb	St Kilda East	
Period-from	01 Sep 2023	to	31 Aug 20	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	
5/2 MADDOCK STREET WINDSOR VIC 3181	\$750,000	17-Apr-24	
5/219-221 ALMA ROAD ST KILDA EAST VIC 3183	\$825,000	19-Jun-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: 24 September 2024



consumer.vic.gov.au

**M**cGrath

Shannon O'Sullivan

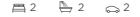
- M 0456029622
- E ShannonO'Sullivan@mcgrath.com.au

Distance

0.87km



5/2 MADDOCK STREET WINDSOR VIC 3181	Sold Price	\$750,000	Sold Date	17-Apr-24	
<b>酉</b> 2 <mark>⇔</mark> 2       ⇔ 2			Distance	0.75km	
5/219-221 ALMA ROAD ST KILDA EAST VIC 3183	Sold Price	\$825,000	Sold Date	19-Jun-24	



#### RS = Recent sale UN = Undisclosed Sale

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