

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 applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2023

to

31 Aug 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.

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**5/2 MADDOCK STREET WINDSOR
VIC 3181**

Sold Price

\$750,000

Sold Date

17-Apr-24 2  2  2

Distance

0.75km**5/219-221 ALMA ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$825,000

Sold Date

19-Jun-24 2  2  2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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