

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

4/25-27 MARINE PARADE 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

18/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,615,000	18-Nov-23
3/36 GREY STREET ST KILDA VIC 3182	\$1,340,000	09-Nov-23
101/315 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,325,000	27-May-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: 20 December 2023



**18/358 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 3  2  2

Sold Price

^{RS} **\$1,615,000**

Sold Date

18-Nov-23

Distance

1.28km



**3/36 GREY STREET ST KILDA VIC
3182**

 3  2  -

Sold Price

\$1,340,000

Sold Date

09-Nov-23

Distance

1.2km



**101/315 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 3  2  2

Sold Price

\$1,325,000

Sold Date

27-May-23

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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