

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

18/3 COWDEROY STREET ST KILDA WEST 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

or range
between

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Dec 2023

to

30 Nov 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

14/355 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	605000	29-Jul-24
4/3 COWDEROY STREET ST KILDA WEST VIC 3182	572000	22-Jun-24
9/98 PARK STREET ST KILDA WEST VIC 3182	551500	16-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: 05 December 2024

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**14/355 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

Sold Price **605000** Sold Date **29-Jul-24**

1 1 -

Distance **0.46km**



**4/3 COWDEROY STREET ST KILDA
WEST VIC 3182**

Sold Price **572000** Sold Date **22-Jun-24**

1 1 -

Distance **-**



**9/98 PARK STREET ST KILDA
WEST VIC 3182**

Sold Price **551500** Sold Date **16-Jun-24**

1 1 -

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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