

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

G10/3-5 ST KILDA ROAD 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

or range
between

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

4/86 BLESSINGTON STREET ST KILDA VIC 3182

\$653,000

29-Nov-23

1/129-131 ARGYLE STREET ST KILDA VIC 3182

\$638,000

19-Oct-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: 12 April 2024



**4/86 BLESSINGTON STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$653,000** Sold Date **29-Nov-23**

Distance **1.1km**



**1/129-131 ARGYLE STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$638,000** Sold Date **19-Oct-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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