

## 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

3F/12 MARINE PARADE ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$489,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

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

GF/12 MARINE PARADE ST KILDA VIC 3182	\$450,000	18-Mar-24
305/2 CHAUCER STREET ST KILDA VIC 3182	\$500,000	27-Jun-24
11/13 ESPLANADE ST KILDA VIC 3182	\$495,000	04-May-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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**GF/12 MARINE PARADE ST KILDA VIC 3182** Sold Price **\$450,000** Sold Date **18-Mar-24**  
 Distance **0.02km**

1 1 1



**305/2 CHAUCER STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$500,000** Sold Date **27-Jun-24**  
 Distance **0.25km**

1 1 1



**11/13 ESPLANADE ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$495,000** <sup>UN</sup> Sold Date **04-May-24**  
 Distance **0.7km**

1 1 1

RS = Recent sale      UN = Undisclosed Sale

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