

## 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

2/6 ARDOCH AVENUE ST KILDA EAST VIC 3183

### 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

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2023

to

31 Jul 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

2/2 PILLEY STREET ST KILDA EAST VIC 3183	\$815,000	18-Jul-24
3/26 THE AVENUE WINDSOR VIC 3181	\$843,000	15-Mar-24
3/14 CHAPEL STREET ST KILDA VIC 3182	\$780,000	02-Aug-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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**2/2 PILLEY STREET ST KILDA EAST VIC 3183** Sold Price

<sup>RS</sup> **\$815,000** Sold Date **18-Jul-24**

3 1 1

Distance **0.11km**

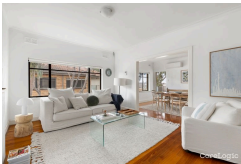


**3/26 THE AVENUE WINDSOR VIC 3181** Sold Price

**\$843,000** Sold Date **15-Mar-24**

2 1 -

Distance **0.48km**



**3/14 CHAPEL STREET ST KILDA VIC 3182** Sold Price

<sup>RS</sup> **\$780,000** <sup>UN</sup> Sold Date **02-Aug-24**

2 1 -

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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