

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

301/6 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

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

53/352 CANTERBURY ROAD ST KILDA VIC 3182	\$470,000	02-Oct-23
104/27-31 HERBERT STREET ST KILDA VIC 3182	\$440,000	21-Nov-23
104/25-29 ALMA ROAD ST KILDA VIC 3182	\$422,500	08-Dec-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: 22 December 2023



**53/352 CANTERBURY ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$470,000** Sold Date **02-Oct-23**

Distance **0.64km**



**104/27-31 HERBERT STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$440,000** Sold Date **21-Nov-23**

Distance **1.75km**



**104/25-29 ALMA ROAD ST KILDA
VIC 3182**

 1  1  1

Sold Price ^{RS} **\$422,500** Sold Date **08-Dec-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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