

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

8/20 Princes Street 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2020

to

30 Apr 2021

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

7/44 Wellington Street St Kilda VIC 3182	\$715,000	24-Apr-21
2/17 Hammerdale Avenue St Kilda East VIC 3183	\$740,000	10-Apr-21
12/2B Hawsleigh Avenue Balaclava VIC 3183	\$756,000	14-Mar-21

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: 19 May 2021

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7/44 Wellington Street St Kilda VIC 3182

Sold Price

^{RS} **\$715,000**

Sold Date

24-Apr-21

2

1

1

Distance

0.4km



2/17 Hammerdale Avenue St Kilda East VIC 3183

Sold Price

^{RS} **\$740,000** ^{UN}

Sold Date

10-Apr-21

2

1

1

Distance

1.26km



12/2B Hawsleigh Avenue Balaclava VIC 3183

Sold Price

^{RS} **\$756,000**

Sold Date

14-Mar-21

2

1

1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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