

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

306/2 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,250

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2022

to

31 Dec 2022

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

21/167 FITZROY STREET ST KILDA VIC 3182	\$508,960	14-Nov-22
2/50 FITZROY STREET ST KILDA VIC 3182	\$522,000	10-Dec-22
7/6 WOONSOCKET COURT ST KILDA VIC 3182	\$550,000	13-Oct-22

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: 13 January 2023

Novine Zhang
 P 0386802481
 M 0416800239
 E projects@investateinternational.com



**21/167 FITZROY STREET ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$508,960**

Sold Date **14-Nov-22**

 1  1  1

Distance **0.08km**



**2/50 FITZROY STREET ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$522,000** ^{UN}

Sold Date **10-Dec-22**

 1  1  1

Distance **0.47km**



**7/6 WOONSOCKET COURT ST
 KILDA VIC 3182**

Sold Price

\$550,000

Sold Date **13-Oct-22**

 1  1  1

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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