

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

702/101 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 2025

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

103/78 INKERMANN STREET ST KILDA VIC 3182	\$400,000	25-Feb-25
107/24 CRIMEA STREET ST KILDA VIC 3182	\$390,000	04-Feb-25
114/5 ALMA ROAD ST KILDA VIC 3182	\$415,000	18-Nov-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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**103/78 INKERMANN STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **25-Feb-25**

Distance **0.47km**



**107/24 CRIMEA STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price **\$390,000** Sold Date **04-Feb-25**

Distance **0.41km**



**114/5 ALMA ROAD ST KILDA VIC
3182**

 1  1  1

Sold Price **\$415,000** Sold Date **18-Nov-24**

Distance **0.1km**

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

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