

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

904/3-5 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

\$407,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2022

to

28 Feb 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

1904/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$417,000	30-Dec-22
806/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$440,000	25-Oct-22
1906/3-5 ST KILDA ROAD ST KILDA VIC 3182	-	23-Feb-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: 08 March 2023

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1904/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price

\$417,000

Sold Date **30-Dec-22**
 1  1  1

Distance

0km

806/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price

\$440,000

Sold Date **25-Oct-22**
 1  1  1

Distance

0km

1906/3-5 ST KILDA ROAD ST KILDA VIC 3182

Sold Price

^{RS} ^{UN}

Sold Date **23-Feb-23**
 1  1  1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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