

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

22/9 Meadow Street St Kilda East VIC 3183

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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2019

to

30 Nov 2020

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

20/9 Meadow Street St Kilda East VIC 3183	\$520,000	15-Jul-20
23/9 Meadow Street St Kilda East VIC 3183	\$498,000	13-Dec-20
18/30 Balaclava Road St Kilda East VIC 3183	\$545,000	06-Dec-20

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: 17 December 2020

Ruomei Wang
P 03 9804 5551
M 0400 500 903
E sales@ire.com.au



**20/9 Meadow Street St Kilda East
VIC 3183**

 2  1  1

Sold Price **\$520,000** Sold Date **15-Jul-20**

Distance -



**23/9 Meadow Street St Kilda East
VIC 3183**

 2  1  1

Sold Price ^{RS} **\$498,000** Sold Date **13-Dec-20**

Distance -



**18/30 Balaclava Road St Kilda East
VIC 3183**

 2  1  1

Sold Price ^{RS} **\$545,000**^{UN} Sold Date **06-Dec-20**

Distance **0.26km**

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

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