

## 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

Stunning 2-bedroom, 2-bathroom, 1 car garage, 1-study apartment  
ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

Address of comparable property	Price	Date of sale
3/43 BALACLAVA ROAD ST KILDA EAST VIC 3183	\$1,120,000	04-Jun-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.

This Statement of Information was prepared on: 25 July 2024



**3/43 BALACLAVA ROAD ST KILDA  
EAST VIC 3183**

Sold Price

<sup>RS</sup>

**\$1,120,000**

Sold Date

**04-Jun-24**

 2

 2

 2

Distance

**1.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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