

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

705/6 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

\$499,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 2021

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

511/13 Wellington Street St Kilda VIC 3182	\$518,000	11-Jul-21
45/1A St Kilda Road St Kilda VIC 3182	\$510,000	11-Jun-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: 07 November 2021



511/13 Wellington Street St Kilda VIC 3182

Sold Price **\$518,000** Sold Date **11-Jul-21**

 2  1  1

Distance **0.08km**



45/1A St Kilda Road St Kilda VIC 3182

Sold Price **\$510,000** Sold Date **11-Jun-20**

 2  1  1

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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