

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

G01/2 PRINCES STREET 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

305/157 FITZROY STREET ST KILDA VIC 3182	\$345,000	05-Jul-24
1401/6 ST KILDA ROAD ST KILDA VIC 3182	\$340,500	27-Sep-24
501/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$350,000	16-Aug-24

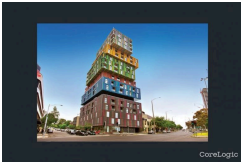
OR

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: 15 October 2024

**305/157 FITZROY STREET ST
KILDA VIC 3182**

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Sold Price **\$345,000** Sold Date **05-Jul-24**Distance **0.16km****1401/6 ST KILDA ROAD ST KILDA
VIC 3182**

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Sold Price ^{RS} **\$340,500** ^{UN} Sold Date **27-Sep-24**Distance **0.28km****501/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

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Sold Price **\$350,000** Sold Date **16-Aug-24**Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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