

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

1/340 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

16/1-5 MARTIN STREET ST KILDA VIC 3182	\$922,000	27-Mar-24
38 GREEVES STREET ST KILDA VIC 3182	\$920,000	17-May-24
85 BARKLY STREET ST KILDA VIC 3182	\$940,000	13-Feb-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.

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16/1-5 MARTIN STREET ST KILDA VIC 3182

Sold Price **\$922,000** Sold Date **27-Mar-24**

1 1 -

Distance **0.2km**

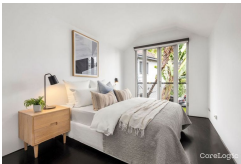


38 GREEVES STREET ST KILDA VIC 3182

Sold Price ^{RS} **\$920,000** Sold Date **17-May-24**

2 1 -

Distance **0.28km**



85 BARKLY STREET ST KILDA VIC 3182

Sold Price **\$940,000** Sold Date **13-Feb-24**

2 1 -

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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