

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

1/49 ACLAND 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2022

to

31 Oct 2023

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

16/10A MITFORD STREET ST KILDA VIC 3182	\$635,000	04-Oct-23
10/38 MITFORD STREET ELWOOD VIC 3184	\$580,000	23-Aug-23
2/61 BLESSINGTON STREET ST KILDA VIC 3182	\$650,000	10-Jun-23

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: 10 November 2023

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16/10A MITFORD STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **04-Oct-23**

2 1 1

Distance **0.81km**



10/38 MITFORD STREET ELWOOD VIC 3184 Sold Price **\$580,000** Sold Date **23-Aug-23**

2 1 -

Distance **1.22km**



2/61 BLESSINGTON STREET ST KILDA VIC 3182 Sold Price **\$650,000** Sold Date **10-Jun-23**

2 1 -

Distance **0.89km**

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

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