

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

10/20 LOCH AVENUE ST KILDA EAST VIC 3183

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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2023

to

31 Mar 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

6/49 GOURLAY STREET BALACLAVA VIC 3183	\$300,000	20-Feb-24
6/62 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$317,000	25-Mar-24
6/6 CARDIGAN STREET ST KILDA EAST VIC 3183	\$317,500	05-Apr-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: 16 April 2024

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**6/49 GOURLAY STREET
 BALACLAVA VIC 3183**

1 1 1

Sold Price **\$300,000** Sold Date **20-Feb-24**

Distance **0.7km**



**6/62 LANSDOWNE ROAD ST
 KILDA EAST VIC 3183**

1 1 1

Sold Price ^{RS} **\$317,000** Sold Date **25-Mar-24**

Distance **0.94km**



**6/6 CARDIGAN STREET ST KILDA
 EAST VIC 3183**

1 1 -

Sold Price ^{RS} **\$317,500** Sold Date **05-Apr-24**

Distance **1.17km**

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

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