

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

10/28 FULTON STREET 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,250

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2022

to

31 Aug 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

14/28 FULTON STREET ST KILDA EAST VIC 3183	\$485,000	28-Mar-23
2/33 FULTON STREET ST KILDA EAST VIC 3183	\$525,000	31-Mar-23
1/11 FULTON STREET ST KILDA EAST VIC 3183	\$515,000	04-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: 08 September 2023

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**14/28 FULTON STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$485,000** Sold Date **28-Mar-23**

Distance **0km**



**2/33 FULTON STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$525,000** Sold Date **31-Mar-23**

Distance **0.1km**



**1/11 FULTON STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$515,000** Sold Date **04-Jun-23**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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