

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

105/7 BELFORD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

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

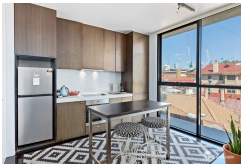
Date of sale

210/72 ACLAND STREET ST KILDA VIC 3182	\$360,000	19-Jun-23
611/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$340,000	20-Apr-23
211B/21 INKERMAN STREET ST KILDA VIC 3182	\$337,250	14-Aug-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: 07 September 2023



**210/72 ACLAND STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$360,000

Sold Date

19-Jun-23

Distance

0.23km



**611/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

 1  1  1

Sold Price

\$340,000

Sold Date

20-Apr-23

Distance

0.83km



**211B/21 INKERMAN STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price

^{RS} **\$337,250** ^{UN}

Sold Date

14-Aug-23

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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