

## 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

106/7 BELFORD STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$359,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

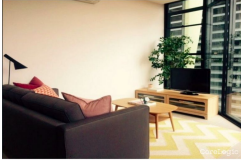
Date of sale

305/7 BELFORD STREET ST KILDA VIC 3182	\$340,000	08-Sep-23
102/7 BELFORD STREET ST KILDA VIC 3182	\$312,000	24-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: 23 February 2024



**305/7 BELFORD STREET ST KILDA VIC 3182** Sold Price **\$340,000** Sold Date **08-Sep-23**

1 1 1

Distance **0km**



**102/7 BELFORD STREET ST KILDA VIC 3182** Sold Price **\$312,000** Sold Date **24-Aug-23**

1 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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