

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

13/1-3 SPENSER 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

10/13-15 SPENSER STREET ST KILDA VIC 3182	\$625,000	08-Jun-24
3/53 MITFORD STREET ELWOOD VIC 3184	\$667,500	30-Mar-24
11/43-44 MARINE PARADE ST KILDA VIC 3182	\$681,000	31-May-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: 08 July 2024

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



**10/13-15 SPENSER STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$625,000**

Sold Date **08-Jun-24**

Distance **0.08km**



**3/53 MITFORD STREET ELWOOD
 VIC 3184**

2 1 1

Sold Price

^{RS} **\$667,500**

Sold Date **30-Mar-24**

Distance **0.78km**



**11/43-44 MARINE PARADE ST
 KILDA VIC 3182**

2 2 1

Sold Price

\$681,000

Sold Date **31-May-24**

Distance **0.6km**

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

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