

## 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

1404/6 ST KILDA ROAD 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

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

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

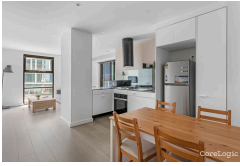
Date of sale

704/6 ST KILDA ROAD ST KILDA VIC 3182	\$528,000	07-Feb-24
10/94-96 PUNT ROAD WINDSOR VIC 3181	\$566,500	26-Apr-24
9/26 CHARNWOOD CRESCENT ST KILDA VIC 3182	\$565,000	08-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: 09 July 2024

**704/6 ST KILDA ROAD ST KILDA  
VIC 3182**

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Sold Price **\$528,000** Sold Date **07-Feb-24**Distance **0km****10/94-96 PUNT ROAD WINDSOR  
VIC 3181**

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Sold Price **\$566,500** Sold Date **26-Apr-24**Distance **0.39km****9/26 CHARNWOOD CRESCENT ST  
KILDA VIC 3182**

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Sold Price **\$565,000** Sold Date **08-Apr-24**Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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