

## 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

1510/3-5 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

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 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

3-5 ST KILDA ROAD ST KILDA VIC 3182	\$749,500	27-Nov-23
2210/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$693,400	16-Feb-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: 01 May 2024

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**3-5 ST KILDA ROAD ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$749,500** <sup>UN</sup>

Sold Date **27-Nov-23**

 2  1  1

Distance **0km**



**2210/3-5 ST KILDA ROAD ST KILDA VIC 3182**

Sold Price

**\$693,400**

Sold Date **16-Feb-24**

 1  1  -

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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