

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

16/9 MEADOW STREET ST KILDA EAST VIC 3183

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

St Kilda East

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

5/378 INKERMAN STREET ST KILDA EAST VIC 3183	\$574,000	09-Jan-24
8/30 BLENHEIM STREET BALACLAVA VIC 3183	\$565,000	12-Dec-23
12/152 ALMA ROAD ST KILDA EAST VIC 3183	\$553,000	21-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: 09 May 2024

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**5/378 INKERMAN STREET ST
 KILDA EAST VIC 3183**

2 1 1

Sold Price **\$574,000** Sold Date **09-Jan-24**

Distance **0.5km**



**8/30 BLENHEIM STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price **\$565,000** Sold Date **12-Dec-23**

Distance **1.02km**



**12/152 ALMA ROAD ST KILDA EAST
 VIC 3183**

2 1 1

Sold Price **\$553,000** Sold Date **21-Feb-24**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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