

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	17/3 Cowderoy Street St Kilda West, 3182
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$599,000 & \$658,000
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### Median sale price

Median price	\$572,500	Property Type	APARTMENT	Suburb	ST KILDA WEST
Period - From	01-Aug-2022	to	31-Jul-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/45 DALGETY STREET ST KILDA VIC 3182	NOT PROVIDED	15-Apr-2023
2	15/58 GREY STREET ST KILDA VIC 3182	NOT PROVIDED	21-Mar-2023
3	2/66 CARLISLE STREET ST KILDA VIC 3182	NOT PROVIDED	08-Apr-2023

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