

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

1701/3-5 ST KILDA ROAD 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

or range
between

\$940,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2022

to

31 May 2023

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

311/499 ST KILDA ROAD MELBOURNE VIC 3004	\$935,000	15-Feb-23
502/16 PORTER STREET PRAHRAN VIC 3181	\$1,075,000	15-Feb-23
812/576-578 ST KILDA ROAD MELBOURNE VIC 3004	-	03-Apr-23

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: 06 June 2023



**311/499 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price **\$935,000** Sold Date **15-Feb-23**

Distance **1.77km**



**502/16 PORTER STREET PRAHRAN
VIC 3181**

2 2 2

Sold Price **\$1,075,000** Sold Date **15-Feb-23**

Distance **1.14km**



**812/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price

^{RS} - ^{UN}

Sold Date **03-Apr-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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