

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

2/4 EILDON COURT 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

\$700,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

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

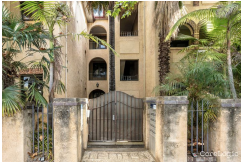
5/39 ACLAND STREET ST KILDA VIC 3182	\$725,000	18-Apr-24
12 DALGETY STREET ST KILDA VIC 3182	\$775,000	04-May-24
8/6 WOONSOCKET COURT ST KILDA VIC 3182	\$730,000	04-Apr-24

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: 28 May 2024

Nicole Prime
 P 0395256653
 M 0418940962
 E Nicoleprime@mcgrath.com.au



**5/39 ACLAND STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **18-Apr-24**

Distance **0.35km**



**12 DALGETY STREET ST KILDA VIC
 3182**

2 1 -

Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **04-May-24**

Distance **0.26km**



**8/6 WOONSOCKET COURT ST
 KILDA VIC 3182**

2 1 1

Sold Price ^{RS} **\$730,000** Sold Date **04-Apr-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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