

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

2/45 ALEXANDRA 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

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

24/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$460,000	11-Jan-24
5/321 ORRONG ROAD ST KILDA EAST VIC 3183	\$450,000	18-Dec-23
2/296 INKERMAN STREET ST KILDA EAST VIC 3183	\$440,000	16-Dec-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: 02 May 2024

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**24/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$460,000** Sold Date **11-Jan-24**

Distance **0.1km**



**5/321 ORRONG ROAD ST KILDA
EAST VIC 3183**

1 1 1

Sold Price **\$450,000** Sold Date **18-Dec-23**

Distance **0.67km**



**2/296 INKERMAN STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price **\$440,000** Sold Date **16-Dec-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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