

## 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

203/7 BRIGHTON ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 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

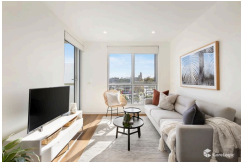
307/7 BRIGHTON ROAD ST KILDA VIC 3182	\$420,000	06-Jul-23
113/135 INKERMAN STREET ST KILDA VIC 3182	\$430,000	13-Mar-23
317/135 INKERMAN STREET ST KILDA VIC 3182	\$460,000	29-Jun-23

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: 23 August 2023

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**307/7 BRIGHTON ROAD ST KILDA VIC 3182**

Sold Price **\$420,000** Sold Date **06-Jul-23**

2 1 1

Distance **0km**



**113/135 INKERMAN STREET ST KILDA VIC 3182**

Sold Price **\$430,000** Sold Date **13-Mar-23**

2 1 1

Distance **0.36km**



**317/135 INKERMAN STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$460,000** Sold Date **29-Jun-23**

2 1 1

Distance **0.36km**

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

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