

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

207/7 BRIGHTON 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

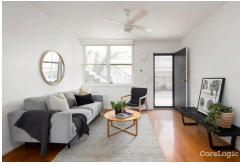
Date of sale

10/72-74 CARLISLE STREET ST KILDA VIC 3182	\$465,000	09-Sep-23
204/7 BELFORD STREET ST KILDA VIC 3182	\$450,000	13-Oct-23
18/66-70 GROSVENOR STREET BALACLAVA VIC 3183	\$480,000	25-Nov-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: 07 March 2024



**10/72-74 CARLISLE STREET ST
KILDA VIC 3182**

 2  1  1

Sold Price

\$465,000

Sold Date **09-Sep-23**

Distance **0.23km**



**204/7 BELFORD STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price

\$450,000

Sold Date **13-Oct-23**

Distance **0.56km**



**18/66-70 GROSVENOR STREET
BALACLAVA VIC 3183**

 2  1  1

Sold Price

\$480,000

Sold Date **25-Nov-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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