

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

30/1 THE ESPLANADE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 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

11/7 ALFRED SQUARE ST KILDA VIC 3182	\$450,000	01-Mar-24
2/5 MARY STREET ST KILDA WEST VIC 3182	\$450,000	07-Feb-24
16/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$435,000	24-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: 13 June 2024

**11/7 ALFRED SQUARE ST KILDA
VIC 3182**

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Sold Price **\$450,000** Sold Date **01-Mar-24**Distance **0.24km****2/5 MARY STREET ST KILDA WEST
VIC 3182**

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Sold Price Sold Date **07-Feb-24**Distance **0.31km****16/8 ST LEONARDS AVENUE ST
KILDA VIC 3182**

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Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **24-Apr-24**Distance **0.39km****RS** = Recent sale **UN** = Undisclosed Sale

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