

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

4/20 PRINCES STREET 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

\$750,000

&

\$800,000

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

4/17 CHARNWOOD GROVE ST KILDA VIC 3182	\$770,000	16-Jun-24
12 DALGETY STREET ST KILDA VIC 3182	\$775,000	04-May-24
4/3 FULTON STREET ST KILDA EAST VIC 3183	\$740,000	27-Mar-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: 26 June 2024

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**4/17 CHARNWOOD GROVE ST
 KILDA VIC 3182**

2 1 -

Sold Price

^{RS} **\$770,000**

Sold Date **16-Jun-24**

Distance **0.26km**



**12 DALGETY STREET ST KILDA VIC
 3182**

2 1 -

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date **04-May-24**

Distance **0.27km**



**4/3 FULTON STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price

\$740,000

Sold Date **27-Mar-24**

Distance **1.4km**

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

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