

## 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

4/9 MARINE AVENUE 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

2/40 MARINE PARADE ST KILDA VIC 3182	\$1,667,500	24-Jan-24
367 BARKLY STREET ELWOOD VIC 3184	\$1,650,000	25-Oct-23
3/11 MITCHELL STREET ST KILDA VIC 3182	\$1,550,000	06-Feb-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: 02 April 2024

Tracy Paus  
 P (03) 9066 4812  
 M 0439 766 175  
 E tracypaus@mcgrath.com.au

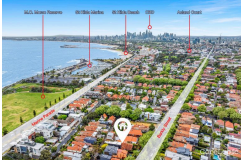


**2/40 MARINE PARADE ST KILDA  
 VIC 3182**

Sold Price <sup>RS</sup> **\$1,667,500** <sup>UN</sup> Sold Date **24-Jan-24**

 3  2  1

Distance **0.11km**



**367 BARKLY STREET ELWOOD VIC  
 3184**

Sold Price **\$1,650,000** Sold Date **25-Oct-23**

 2  1  1

Distance **0.45km**



**3/11 MITCHELL STREET ST KILDA  
 VIC 3182**

Sold Price <sup>RS</sup> **\$1,550,000** <sup>UN</sup> Sold Date **06-Feb-24**

 3  1  1

Distance **0.85km**

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

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