

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

5/22A ACLAND 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

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

| | | |
|---------------------------------------|-----------|-----------|
| 4C/12 MARINE PARADE ST KILDA VIC 3182 | \$530,000 | 10-Dec-23 |
| 22/5 DICKENS STREET ELWOOD VIC 3184 | \$551,000 | 06-May-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: 03 June 2024

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**4C/12 MARINE PARADE ST KILDA
VIC 3182**

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Sold Price

\$530,000

Sold Date

10-Dec-23

Distance

0.63km**22/5 DICKENS STREET ELWOOD
VIC 3184**

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Sold Price

^{RS}**\$551,000**

Sold Date

06-May-24

Distance

1.27km**RS** = Recent sale**UN** = Undisclosed Sale

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