

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

6/29 FULTON STREET ST KILDA EAST VIC 3183

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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/2 HERTFORD STREET ST KILDA EAST VIC 3183	\$700,000	17-May-23
1/17 IRVING AVENUE PRAHRAN VIC 3181	\$738,000	26-Aug-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: 25 October 2023

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**2/2 HERTFORD STREET ST KILDA
EAST VIC 3183**

3 1 1

Sold Price

\$700,000

Sold Date

17-May-23

Distance

0.59km**1/17 IRVING AVENUE PRAHRAN
VIC 3181**

3 1 2

Sold Price

\$738,000

Sold Date

26-Aug-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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