

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

6/2A FOSTER 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

3/17 FOSTER STREET ST KILDA VIC 3182	\$695,000	31-Aug-23
4/86 BLESSINGTON STREET ST KILDA VIC 3182	\$653,000	29-Nov-23
3/86 BLESSINGTON STREET ST KILDA VIC 3182	\$595,000	30-Dec-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: 06 February 2024

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3/17 FOSTER STREET ST KILDA VIC 3182 Sold Price **\$695,000** Sold Date **31-Aug-23**

2 1 -

Distance **0.09km**



4/86 BLESSINGTON STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$653,000** Sold Date **29-Nov-23**

2 1 1

Distance **0.24km**



3/86 BLESSINGTON STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$595,000** Sold Date **30-Dec-23**

2 1 -

Distance **0.25km**

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

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