

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

7/19 ST LEONARDS AVENUE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

1/86A MARINE PARADE ELWOOD VIC 3184	\$1,010,000	31-Oct-23
85 BARKLY STREET ST KILDA VIC 3182	\$940,000	13-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: 07 March 2024



**1/86A MARINE PARADE ELWOOD
VIC 3184**

 2  1  -

Sold Price

\$1,010,000

Sold Date

31-Oct-23

Distance

1.85km



**85 BARKLY STREET ST KILDA VIC
3182**

 2  1  -

Sold Price

^{RS} **\$940,000**

Sold Date

13-Feb-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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