

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

8/9 MEADOW 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2022

to

31 Oct 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

3/9 MEADOW STREET ST KILDA EAST VIC 3183	\$523,000	14-Sep-22
3/340A DANDENONG ROAD ST KILDA EAST VIC 3183	\$525,000	27-Jun-22
9/150 ALMA ROAD ST KILDA EAST VIC 3183	\$525,000	16-Sep-22

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: 15 November 2023



3/9 MEADOW STREET ST KILDA EAST VIC 3183

 2  1  1

Sold Price **\$523,000** Sold Date **14-Sep-22**

Distance **0km**



3/340A DANDENONG ROAD ST KILDA EAST VIC 3183

 2  1  1

Sold Price **\$525,000** Sold Date **27-Jun-22**

Distance **1.24km**



9/150 ALMA ROAD ST KILDA EAST VIC 3183

 2  1  1

Sold Price Sold Date **16-Sep-22**

Distance **1.17km**



2/310 DANDENONG ROAD ST KILDA EAST VIC 3183

 2  1  1

Sold Price **\$535,000** Sold Date **04-Feb-23**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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