

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

9/8 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

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

16/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$435,000	24-Apr-24
11/7 ALFRED SQUARE ST KILDA VIC 3182	\$450,000	01-Mar-24
26/12 FITZROY STREET ST KILDA VIC 3182	\$420,000	25-Mar-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.

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16/8 ST LEONARDS AVENUE ST KILDA VIC 3182

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **24-Apr-24**

1 1 -

Distance **0km**

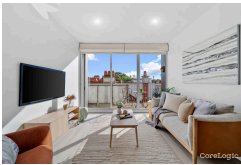


11/7 ALFRED SQUARE ST KILDA VIC 3182

Sold Price **\$450,000** Sold Date **01-Mar-24**

1 1 1

Distance **0.22km**



26/12 FITZROY STREET ST KILDA VIC 3182

Sold Price ^{RS} **\$420,000** Sold Date **25-Mar-24**

1 1 -

Distance **0.42km**

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

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