

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 FARMER 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

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

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

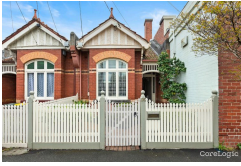
25 NELSON STREET BALACLAVA VIC 3183	\$1,900,000	10-Apr-24
28 NEPTUNE STREET ST KILDA VIC 3182	\$1,900,000	28-Feb-24
4 MOODIE PLACE ST KILDA VIC 3182	\$1,860,000	18-May-24

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: 18 June 2024

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**25 NELSON STREET BALACLAVA
 VIC 3183**

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **10-Apr-24**

3 2 1

Distance **0.7km**



**28 NEPTUNE STREET ST KILDA VIC
 3182**

Sold Price **\$1,900,000** Sold Date **28-Feb-24**

3 2 2

Distance **0.65km**



**4 MOODIE PLACE ST KILDA VIC
 3182**

Sold Price ^{RS} **\$1,860,000** ^{UN} Sold Date **18-May-24**

3 2 -

Distance **0.65km**

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

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