

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

301/200-202 St Kilda Road 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/170 St Kilda Road St Kilda VIC 3182	\$520,000	04-Oct-20
311F/7 Greeves Street St Kilda VIC 3182	\$495,000	24-Nov-20
4/25 Jackson Street St Kilda VIC 3182	\$507,000	06-Nov-20

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: 08 April 2021



1/170 St Kilda Road St Kilda VIC 3182

 2  1  1

Sold Price **\$520,000** Sold Date **04-Oct-20**

Distance **0.08km**



311F/7 Greeves Street St Kilda VIC 3182

 2  1  1

Sold Price **\$495,000** Sold Date **24-Nov-20**

Distance **0.41km**



4/25 Jackson Street St Kilda VIC 3182

 2  1  1

Sold Price **\$507,000** Sold Date **06-Nov-20**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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