

## 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](http://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

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 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

29/6-8 Glen Eira Road Ripponlea VIC 3185	\$495,000	29-Jan-21
415/163 Fitzroy Street St Kilda VIC 3182	\$500,000	22-Apr-21
508/25-29 Alma Road St Kilda VIC 3182	\$510,000	12-May-21

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: 02 July 2021



**29/6-8 Glen Eira Road Ripponlea VIC 3185**

Sold Price <sup>RS</sup> **\$495,000** <sup>UN</sup> Sold Date **29-Jan-21**

 2  1  1

Distance **1.81km**



**415/163 Fitzroy Street St Kilda VIC 3182**

Sold Price **\$500,000** Sold Date **22-Apr-21**

 2  1  1

Distance **0.59km**



**508/25-29 Alma Road St Kilda VIC 3182**

Sold Price <sup>RS</sup> **\$510,000** Sold Date **12-May-21**

 2  1  1

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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