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	G07/3-5 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	$600,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Apr 2022	to	31 Mar 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
10/17-19 THE AVENUE WINDSOR VIC 3181	$618,000	04-Mar-23
17/10 WILLIAMS ROAD PRAHRAN VIC 3181	$630,000	06-Dec-22
1210/3-5 ST KILDA ROAD ST KILDA VIC 3182	$640,000	19-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: 11 April 2023

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10/17-19 THE AVENUE WINDSOR VIC 3181

2 1 1

Sold Price RS **$618,000** Sold Date **04-Mar-23**

Distance **1.29km**

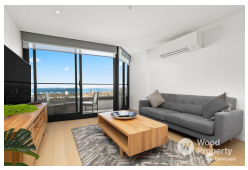


17/10 WILLIAMS ROAD PRAHRAN VIC 3181

2 1 1

Sold Price **$630,000** Sold Date **06-Dec-22**

Distance **1.67km**



1210/3-5 ST KILDA ROAD ST KILDA VIC 3182

2 1 1

Sold Price **$640,000** Sold Date **19-Sep-22**

Distance **0km**

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

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