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	3 Sunhill Court, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,752,750 Property Type House Suburb St Kilda East

Period - From 01/10/2020 to 30/09/2021 Source REIV

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 six 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	30 McIlwrick St WINDSOR 3181	$1,500,000	09/10/2021
2	13 Mcilwrick St WINDSOR 3181	$1,492,000	11/11/2021
3	24 Florence St PRAHRAN 3181	$1,425,000	30/06/2021

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 six months.~~

This Statement of Information was prepared on: 18/11/2021 16:10

3 Sunhill Court, St Kilda East Vic 3183



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending September 2021: $1,752,750

Comparable Properties



30 McIlwrick St WINDSOR 3181 (REI)

3 1 2

Price: $1,500,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)

Agent Comments



13 Mcilwrick St WINDSOR 3181 (REI)

3 1 1

Price: $1,492,000
Method: Private Sale
Date: 11/11/2021
Property Type: House

Agent Comments



24 Florence St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $1,425,000
Method: Private Sale
Date: 30/06/2021
Property Type: House
Land Size: 177 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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