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	25/92-94 Grey 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~~		or range between	$290,000	&	$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$537,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Sep 2020	to	31 Aug 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
12/55 Barkly Street St Kilda VIC 3182	$320,000	01-Jul-21
11/11 Marine Parade St Kilda VIC 3182	$291,500	04-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: 09 September 2021

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12/55 Barkly Street St Kilda VIC 3182

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Sold Price RS **$320,000** UN Sold Date **01-Jul-21**

Distance **0.44km**



11/11 Marine Parade St Kilda VIC 3182

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Sold Price **$291,500** Sold Date **04-May-21**

Distance **0.84km**

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

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