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	7/19 Shakespeare Grove 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	$449,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Jan 2021	to	31 Dec 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
5/1-3 Spenser Street St Kilda VIC 3182	$450,000	29-Oct-21
11/1-3 Spenser Street St Kilda VIC 3182	$445,000	10-Sep-21
1/2 Robe Street St Kilda VIC 3182	$490,000	05-Nov-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: 24 January 2022

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5/1-3 Spenser Street St Kilda VIC 3182

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Sold Price **$450,000** Sold Date **29-Oct-21**

Distance **0.03km**



11/1-3 Spenser Street St Kilda VIC 3182

1 1 1

Sold Price **$445,000** Sold Date **10-Sep-21**

Distance **0.03km**



1/2 Robe Street St Kilda VIC 3182

1 1 1

Sold Price **$490,000** Sold Date **05-Nov-21**

Distance **0.45km**

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

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