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	19/41 MARINE PARADE 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	$970,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,500	Property type	Unit	Suburb	St Kilda
Period-from	01 Aug 2023	to	31 Jul 2024	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
9/43 ACLAND STREET ST KILDA VIC 3182	$1,000,000	12-Aug-24
53 HAVELOCK STREET ST KILDA VIC 3182	$953,000	27-Jul-24
1/3 MILTON STREET ELWOOD VIC 3184	$1,110,000	05-Apr-24

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: 29 August 2024

Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com

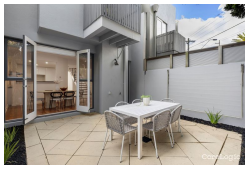


9/43 ACLAND STREET ST KILDA VIC 3182

3 1 1

Sold Price RS **$1,000,000** UN | Sold Date **12-Aug-24**

Distance **1km**



53 HAVELOCK STREET ST KILDA VIC 3182

3 2 1

Sold Price RS **$953,000** | Sold Date **27-Jul-24**

Distance **0.98km**



1/3 MILTON STREET ELWOOD VIC 3184

3 1 1

Sold Price **$1,110,000** | Sold Date **05-Apr-24**

Distance **1.1km**

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

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