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	2/36 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,725	Property type	Unit	Suburb	St Kilda
Period-from	01 Oct 2022	to	30 Sep 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
1/6 WOONSOCKET COURT ST KILDA VIC 3182	$835,000	19-Aug-23
1/132-134 CARLISLE STREET ST KILDA VIC 3182	$840,000	04-May-23
5/176 BARKLY STREET ST KILDA VIC 3182	$780,000	11-Sep-23

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: 04 October 2023

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1/6 WOONSOCKET COURT ST KILDA VIC 3182

2 1 1

Sold Price RS **$835,000** Sold Date **19-Aug-23**

Distance **0.4km**



1/132-134 CARLISLE STREET ST KILDA VIC 3182

2 1 -

Sold Price **$840,000** Sold Date **04-May-23**

Distance **1.13km**



5/176 BARKLY STREET ST KILDA VIC 3182

2 1 1

Sold Price RS **$780,000** Sold Date **11-Sep-23**

Distance **0.84km**

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

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