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	11/31 Eildon Road, St Kilda, VIC 3182

Indicative selling price

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

Single price		or range between	$400,000	&	$430,000

Median sale price

Median price	$ 527,000	Property type	Unit	Suburb	ST KILDA
Period - From	08/03/2022	to	07/03/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	15/k7 High Street Windsor Vic 3181	$435,000	2022-12-01
2	1/33 Dickens Street Elwood Vic 3184	$402,500	2022-12-14
3			

This Statement of Information was prepared on: 08/03/2023

CONSUMER AFFAIRS VICTORIA