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<br>Including suburb and postcode | 27a King Street, St Kilda East Vic 3183 |

## Indicative selling price

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

Range between $1,450,000 & $1,595,000

## Median sale price

Median price $1,450,000 Property Type House Suburb St Kilda East

Period - From 01/04/2024 to 30/06/2024 Source REIV

## 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 six 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 | 7b Mackay St PRAHRAN 3181 | $1,495,000 | 24/06/2024 |
| 2 | 140 Mitford St ELWOOD 3184 | $1,700,000 | 25/05/2024 |
| 3 | | | |

**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 six months.

This Statement of Information was prepared on: 14/08/2024 09:44

# 27a King Street, St Kilda East Vic 3183



3 2 1

**Property Type:** House (Res)
**Land Size:** 144 sqm approx

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,595,000
**Median House Price**
June quarter 2024: $1,450,000

## Comparable Properties



**7b Mackay St PRAHRAN 3181 (REI)**

3 2 2

**Price:** $1,495,000
**Method:** Private Sale
**Date:** 24/06/2024
**Property Type:** House

Agent Comments



**140 Mitford St ELWOOD 3184 (REI/VG)**

3 2 1

**Price:** $1,700,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** Townhouse (Res)
**Land Size:** 168 sqm approx

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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