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 | 1/7 Ardoch Avenue, St Kilda East, VIC 3183 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price 565,000 Property Type Unit Suburb ST KILDA EAST

Period - From 11/05/2024 to 10/11/2024 Source core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 12/4 Pilley Street St Kilda East Vic 3183 | $1,050,000 | 2024-09-29 |
| 2 5/3a Wimbledon Avenue Elwood Vic 3184 | $1,250,000 | 2024-10-16 |
| 3 3/350 Canterbury Road St Kilda West Vic 3182 | $1,120,000 | 2024-06-01 |

This Statement of Information was prepared on: 11/11/2024