

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

2107/3-5 St Kilda Road 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2020

to

31 Jan 2021

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

507/3-5 St Kilda Road St Kilda VIC 3182	\$495,000	31-Jan-21
29/1 St Kilda Road St Kilda VIC 3182	\$492,500	22-Sep-20
107/3-7A Alma Road St Kilda VIC 3182	\$490,000	26-Oct-20

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: 23 February 2021



507/3-5 St Kilda Road St Kilda VIC 3182 Sold Price ^{RS} **\$495,000** Sold Date **31-Jan-21**

1 1 1

Distance -



29/1 St Kilda Road St Kilda VIC 3182 Sold Price **\$492,500** Sold Date **22-Sep-20**

1 1 1

Distance **0.18km**



107/3-7A Alma Road St Kilda VIC 3182 Sold Price ^{RS} **\$490,000** Sold Date **26-Oct-20**

1 1 1

Distance **0.19km**

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

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