

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

5/2 HERTFORD STREET ST KILDA EAST VIC 3183

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2021

to

31 Jul 2022

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

5/88 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$1,175,000	28-Sep-21
1/47 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$1,600,000	25-Jun-22
1/229 ALMA ROAD ST KILDA EAST VIC 3183	\$900,000	06-May-21

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: 26 August 2022



**5/88 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 2  2  1

Sold Price

\$1,175,000

Sold Date

28-Sep-21

Distance

0.17km



**1/47 LANSDOWNE ROAD ST KILDA
EAST VIC 3183**

 2  2  1

Sold Price

^{RS} **\$1,600,000**

Sold Date

25-Jun-22

Distance

0.19km



**1/229 ALMA ROAD ST KILDA EAST
VIC 3183**

 3  1  2

Sold Price

\$900,000

Sold Date

06-May-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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