

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

907/6 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2022

to

31 Aug 2023

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

711/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$628,000	30-Jun-22
401/1A PEEL STREET WINDSOR VIC 3181	\$610,000	15-Apr-23

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: 15 September 2023

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**711/3-5 ST KILDA ROAD ST KILDA
 VIC 3182**

 -  2  1

Sold Price **\$628,000** Sold Date **30-Jun-22**

Distance **0.25km**



**401/1A PEEL STREET WINDSOR
 VIC 3181**

 2  2  1

Sold Price **\$610,000** Sold Date **15-Apr-23**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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