

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

G01/2 PRINCES STREET 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|--|-----------|-----------|
| 1/50 WELLINGTON STREET ST KILDA VIC 3182 | \$320,000 | 20-Sep-24 |
| 108/2A HENRY STREET WINDSOR VIC 3181 | \$320,000 | 28-Jun-24 |
| 18/20 CARDIGAN STREET ST KILDA EAST VIC 3183 | \$324,500 | 25-Aug-24 |

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: 04 November 2024

**1/50 WELLINGTON STREET ST
KILDA VIC 3182**

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Sold Price ^{RS} **\$320,000** ^{UN} Sold Date **20-Sep-24**Distance **0.42km****108/2A HENRY STREET WINDSOR
VIC 3181**

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Sold Price ^{RS} **\$320,000** Sold Date **28-Jun-24**Distance **0.5km****18/20 CARDIGAN STREET ST
KILDA EAST VIC 3183**

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Sold Price **\$324,500** Sold Date **25-Aug-24**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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