

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

408/6 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

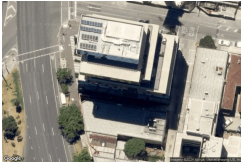
Date of sale

1407/6 ST KILDA ROAD ST KILDA VIC 3182	\$380,000	09-Sep-23
1/1A PEEL STREET WINDSOR VIC 3181	\$385,000	20-Jun-24
207/1A PEEL STREET WINDSOR VIC 3181	\$370,000	08-May-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: 01 July 2024



**1407/6 ST KILDA ROAD ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$380,000

Sold Date **09-Sep-23**

Distance

0km



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

 1  1  -

Sold Price

^{RS} **\$385,000**

Sold Date **20-Jun-24**

Distance

0.23km



**207/1A PEEL STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price

\$370,000

Sold Date **08-May-24**

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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