

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 13 Smith Street, St Kilda, VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,328,000 Property type House Suburb ST KILDA
Period - From 22/04/2024 to 21/10/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	86-88 Clyde Street St Kilda Vic 3182	\$1,200,000	2024-10-03
2	41 Duke Street St Kilda Vic 3182	\$1,230,000	2024-07-20
3	6 Rosamond Street Balaclava Vic 3183	\$1,380,000	2024-10-03

This Statement of Information was prepared on: 22/10/2024

