# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 St Leonards Place, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,680,000	Pro	operty Type	Type House			Suburb	St Kilda
Period - From	01/04/2024	to	30/06/2024		So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	16 Charles St ST KILDA 3182	\$1,570,000	07/09/2024
2	23 Albion St BALACLAVA 3183	\$1,650,000	02/07/2024
3	79a Alfred St PRAHRAN 3181	\$1,650,000	28/03/2024

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 six months.

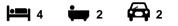
This Statement of Information was prepared on:

11/09/2024 12:22



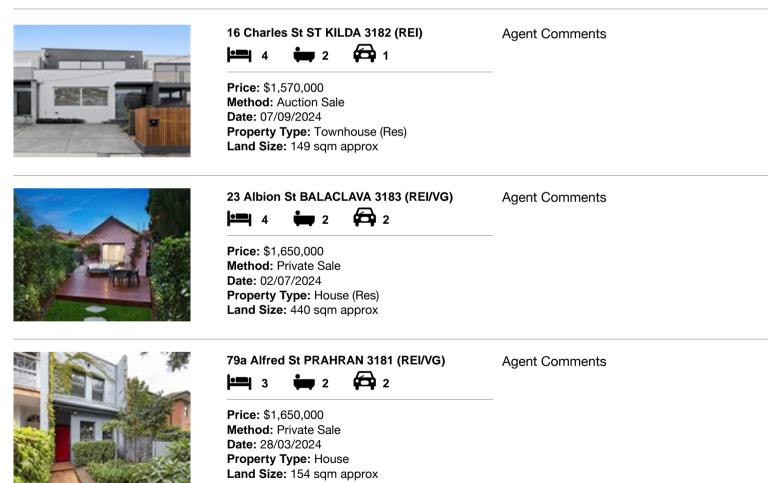






**Property Type:** Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2024: \$1,680,000

# **Comparable Properties**



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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