

# 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 69 Smith Street, St Kilda, VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$900,000 & \$950,000

### Median sale price

Median price \$520,000 Property type Unit Suburb ST KILDA  
Period - From 26/04/2022 to 25/04/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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 | 2/8 Ardoch Avenue St Kilda East Vic 3183 | \$973,000 | 2023-03-18   |
| 2 | 4/34 Gourlay Street Balaclava Vic 3183   | \$940,000 | 2023-03-10   |
| 3 | 14/34 Mitford Street Elwood Vic 3184     | \$920,000 | 2023-03-25   |

This Statement of Information was prepared on: 26/04/2023

