

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

15/17 ROBE 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2022

to

30 Jun 2023

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

206/131 ACLAND STREET ST KILDA VIC 3182	\$473,500	30-Mar-23
47/352 CANTERBURY ROAD ST KILDA VIC 3182	\$460,000	21-Jan-23
211F/7 GREEVES STREET ST KILDA VIC 3182	\$476,000	07-Mar-23

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: 17 July 2023

**206/131 ACLAND STREET ST KILDA VIC 3182** Sold Price**\$473,500** Sold Date **30-Mar-23**

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Distance **0.39km****47/352 CANTERBURY ROAD ST KILDA VIC 3182** Sold Price**\$460,000** Sold Date **21-Jan-23**

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Distance **0.76km****211F/7 GREEVES STREET ST KILDA VIC 3182** Sold Price**\$476,000** Sold Date **07-Mar-23**

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Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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