

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

9 FARMER 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,467,500

Property type

House

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

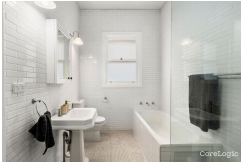
5 LAMBETH PLACE ST KILDA VIC 3182	\$1,790,000	03-Aug-24
4 MOODIE PLACE ST KILDA VIC 3182	\$1,860,000	18-May-24
40 ROSAMOND STREET BALACLAVA VIC 3183	\$1,838,000	07-May-24

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: 14 August 2024

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5 LAMBETH PLACE ST KILDA VIC 3182

Sold Price ^{RS} **\$1,790,000** ^{UN} Sold Date **03-Aug-24**

3 1 1

Distance **0.23km**



4 MOODIE PLACE ST KILDA VIC 3182

Sold Price ^{RS} **\$1,860,000** ^{UN} Sold Date **18-May-24**

3 2 -

Distance **0.65km**



40 ROSAMOND STREET BALACLAVA VIC 3183

Sold Price **\$1,838,000** Sold Date **07-May-24**

3 2 -

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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