

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

1/6 WOONSOCKET COURT 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 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

3/83 BARKLY STREET ST KILDA VIC 3182	\$630,000	05-Jul-23
2/33 NEPTUNE STREET ST KILDA VIC 3182	\$682,500	03-May-23
9/19 ROBE STREET ST KILDA VIC 3182	\$691,000	26-May-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: 14 August 2023

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**3/83 BARKLY STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date

05-Jul-23

Distance

0.53km



**2/33 NEPTUNE STREET ST KILDA
VIC 3182**

2 1 -

Sold Price

\$682,500

Sold Date

03-May-23

Distance

0.58km



**9/19 ROBE STREET ST KILDA VIC
3182**

2 1 1

Sold Price

\$691,000

Sold Date

26-May-23

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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