

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

4/45 SPENSER 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2022

to

31 Aug 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

8/23 MARINE PARADE ST KILDA VIC 3182	\$810,000	07-Jul-23
6/17 HERBERT STREET ST KILDA VIC 3182	\$785,000	03-Jun-23
1/14 BROADWAY ELWOOD VIC 3184	\$820,500	01-Feb-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: 15 September 2023

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**8/23 MARINE PARADE ST KILDA
VIC 3182**

2 2 1

Sold Price

\$810,000

Sold Date

07-Jul-23

Distance

0.03km



**6/17 HERBERT STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$785,000

Sold Date

03-Jun-23

Distance

0.47km



**1/14 BROADWAY ELWOOD VIC
3184**

2 1 1

Sold Price

\$820,500

Sold Date

01-Feb-23

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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