

## 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

10 BAKER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$4,300,000

&

\$4,425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,522,500

Property type

House

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

4 POZIERES AVENUE ELWOOD VIC 3184	\$4,450,000	24-Aug-23
77 ORMOND ESPLANADE ELWOOD VIC 3184	\$4,275,000	13-Nov-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: 04 December 2023

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**4 POZIERES AVENUE ELWOOD  
VIC 3184**

5 3 2

Sold Price <sup>RS</sup> **\$4,450,000** <sup>UN</sup> Sold Date **24-Aug-23**Distance **0.21km****77 ORMOND ESPLANADE  
ELWOOD VIC 3184**

5 3 3

Sold Price <sup>RS</sup> **\$4,275,000** <sup>UN</sup> Sold Date **13-Nov-23**Distance **1.71km****RS** = Recent sale**UN** = Undisclosed Sale

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