

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

2/18 Duke 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

\$579,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/30 Blenheim Street Balaclava VIC 3183	\$616,000	23-Jun-19
5/108 Westbury Street Balaclava VIC 3183	\$610,000	02-Sep-19
9/101 Alma Road St Kilda East VIC 3183	\$590,000	30-Mar-19

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: 12 September 2019

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3/30 Blenheim Street Balaclava VIC 3183 Sold Price **\$616,000** Sold Date **23-Jun-19**

 2  1  1

Distance **0.52km**



5/108 Westbury Street Balaclava VIC 3183 Sold Price **\$610,000** Sold Date **02-Sep-19**

 2  1  1

Distance **0.62km**



9/101 Alma Road St Kilda East VIC 3183 Sold Price **\$590,000** Sold Date **30-Mar-19**

 2  1  1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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