

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

34/3 ALFRED SQUARE 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

3/13-15 SPENSER STREET ST KILDA VIC 3182	\$710,000	20-Mar-24
3/5 HERBERT STREET ST KILDA VIC 3182	\$720,000	06-Jan-24
4/55 CHAPEL STREET ST KILDA VIC 3182	\$700,000	08-Mar-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: 27 March 2024



**3/13-15 SPENSER STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$710,000** Sold Date **20-Mar-24**

2 1 1

Distance **0.64km**



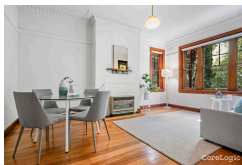
**3/5 HERBERT STREET ST KILDA
VIC 3182**

Sold Price

\$720,000 Sold Date **06-Jan-24**

2 1 1

Distance **1.01km**



**4/55 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$700,000 Sold Date **08-Mar-24**

2 1 1

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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