

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

2/47 BRIGHTON ROAD 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 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

G12/88 CARLISLE STREET ST KILDA VIC 3182	\$542,500	10-Jul-23
302/12 MARTIN STREET ST KILDA VIC 3182	\$565,000	12-Oct-23
203/10 MARTIN STREET ST KILDA VIC 3182	\$572,250	14-Aug-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: 06 February 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



212/88 CARLISLE STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$542,500** Sold Date **10-Jul-23**

Distance **0.42km**



302/12 MARTIN STREET ST KILDA VIC 3182

2 1 -

Sold Price **\$565,000** Sold Date **12-Oct-23**

Distance **0.41km**



203/10 MARTIN STREET ST KILDA VIC 3182

2 1 1

Sold Price **\$572,250** Sold Date **14-Aug-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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