

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

16/8 ST LEONARDS AVENUE 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

\$435,000

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 Apr 2023

to

31 Mar 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

21/11-17 PARK STREET ST KILDA WEST VIC 3182	\$435,000	24-Oct-23
18/209 DANDENONG ROAD WINDSOR VIC 3181	\$430,000	28-Mar-24
6/6 BYRON STREET ELWOOD VIC 3184	\$340,000	28-Oct-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: 19 April 2024

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21/11-17 PARK STREET ST KILDA WEST VIC 3182

1 1 1

Sold Price **\$435,000** Sold Date **24-Oct-23**

Distance **0.5km**

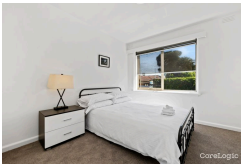


18/209 DANDENONG ROAD WINDSOR VIC 3181

1 1 1

Sold Price ^{RS} **\$430,000** Sold Date **28-Mar-24**

Distance **1.88km**



6/6 BYRON STREET ELWOOD VIC 3184

1 1 1

Sold Price **\$340,000** Sold Date **28-Oct-23**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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