

## 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

12/28 FULTON STREET ST KILDA EAST VIC 3183

### 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

St Kilda East

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

8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$500,000	20-Sep-23
4/208 INKERMAN STREET ST KILDA EAST VIC 3183	\$505,000	09-Sep-23
8/9 MEADOW STREET ST KILDA EAST VIC 3183	\$500,000	10-Dec-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: 14 February 2024

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**8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price **\$500,000** Sold Date **20-Sep-23**

Distance **0.34km**



**4/208 INKERMAN STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price **\$505,000** Sold Date **09-Sep-23**

Distance **0.79km**



**8/9 MEADOW STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price **\$500,000** Sold Date **10-Dec-23**

Distance **1.29km**

RS = Recent sale      UN = Undisclosed Sale

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