

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

DB01/8 BLANCHE 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

or range
between

\$550,000

&

\$585,000

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

104C/3 GREEVES STREET ST KILDA VIC 3182	\$525,000	29-Feb-24
204/10 PORTER STREET PRAHRAN VIC 3181	\$565,000	23-Oct-23
202/126-126A CHAPEL STREET ST KILDA VIC 3182	\$588,000	01-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: 22 March 2024

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**104C/3 GREEVES STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$525,000**

Sold Date **29-Feb-24**

Distance **0.05km**



**204/10 PORTER STREET PRAHRAN
 VIC 3181**

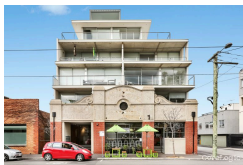
2 1 1

Sold Price

\$565,000

Sold Date **23-Oct-23**

Distance **1.75km**



**202/126-126A CHAPEL STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price

^{RS} **\$588,000**

Sold Date **01-Mar-24**

Distance **0.83km**

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

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