

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

4/9 MARINE 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

\$1,499,000

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

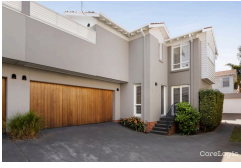
3/120 MITFORD STREET ELWOOD VIC 3184	1550000	28-Oct-23
3/53A JACKSON STREET ST KILDA VIC 3182	1470000	20-Oct-23

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: 24 April 2024

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3/120 MITFORD STREET ELWOOD Sold Price **1550000** Sold Date **28-Oct-23**
VIC 3184

 3  2  2

Distance **1.03km**



3/53A JACKSON STREET ST KILDA Sold Price **1470000** Sold Date **20-Oct-23**
VIC 3182

 3  3  -

Distance **1.46km**

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

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