

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

6/7 ROBERTSON 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

\$585,000

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

8/83 PARK STREET ST KILDA WEST VIC 3182	\$600,000	06-Dec-23
14/15 INKERMAN STREET ST KILDA VIC 3182	\$600,000	16-Nov-23
43/197 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$570,000	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: 06 April 2024

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**8/83 PARK STREET ST KILDA
 WEST VIC 3182**

1 1 1

Sold Price ^{RS} **\$600,000** Sold Date **06-Dec-23**

Distance **1.47km**



**14/15 INKERMAN STREET ST KILDA
 VIC 3182**

1 1 1

Sold Price **\$600,000** Sold Date **16-Nov-23**

Distance **0.84km**



**43/197 CANTERBURY ROAD ST
 KILDA WEST VIC 3182**

1 1 1

Sold Price **\$570,000** Sold Date **28-Oct-23**

Distance **1.29km**

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

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