

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

11/1-3 SPENSER 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

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

114/5 ALMA ROAD ST KILDA VIC 3182	\$415,000	18-Nov-24
17 ROBE STREET ST KILDA VIC 3182	\$407,000	13-Jan-25
4/6-8 CYRIL STREET ELWOOD VIC 3184	\$412,000	16-Oct-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: 18 February 2025

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**114/5 ALMA ROAD ST KILDA VIC
3182** 1  1  1

Sold Price

\$415,000

Sold Date

18-Nov-24

Distance

1.06km**17 ROBE STREET ST KILDA VIC
3182** 1  1  1

Sold Price

^{RS} **\$407,000** ^{UN}

Sold Date

13-Jan-25

Distance

0.37km**4/6-8 CYRIL STREET ELWOOD VIC
3184** 1  1  1

Sold Price

\$412,000

Sold Date

16-Oct-24

Distance

1.59km**RS** = Recent sale**UN** = Undisclosed Sale

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