

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

4/14 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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
1	7/19 St Leonards Av ST KILDA 3182	\$950,000	06/04/2024
2	8/14 Broadway ELWOOD 3184	\$932,000	16/03/2024
3	6/1 Hammerdale Av ST KILDA EAST 3183	\$915,000	26/02/2024

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 six months.~~

This Statement of Information was prepared on:

13/08/2024 16:19



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/19 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

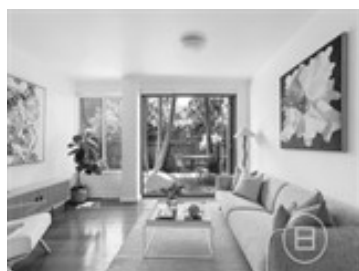


Price: \$950,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Apartment



8/14 Broadway ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$932,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



6/1 Hammerdale Av ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 26/02/2024

Property Type: Unit