### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/14 St Leonards Avenue, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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



4/14 St Leonards Avenue, St Kilda Vic 3182

# **JellisCraig**





**Property Type:** Strata Unit/Flat Agent Comments

Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

> Indicative Selling Price \$900,000 - \$950,000 Median Unit Price June quarter 2024: \$560,000

# **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

#### Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



property data

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