

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

12A/2 REDAN 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

or range
between

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

5F/12 MARINE PARADE ST KILDA VIC 3182	\$535,000	09-Oct-24
18/67 HIGH STREET PRAHRAN VIC 3181	\$550,000	28-May-24
907/15 CLIFTON STREET PRAHRAN VIC 3181	\$530,000	15-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: 19 November 2024

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5F/12 MARINE PARADE ST KILDA VIC 3182

Sold Price

^{RS} **\$535,000**

Sold Date **09-Oct-24**

1 1 1

Distance **1.57km**



18/67 HIGH STREET PRAHRAN VIC 3181

Sold Price

\$550,000

Sold Date **28-May-24**

1 1 1

Distance **0.96km**



907/15 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

^{RS} **\$530,000**

Sold Date **15-Oct-24**

1 1 1

Distance **1.05km**



19/10 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

^{RS} **\$520,000**

Sold Date **25-Oct-24**

1 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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