

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

17/24 ACLAND 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

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 8/6 WOONSOCKET COURT ST KILDA VIC 3182 | \$730,000 | 04-Apr-24 |
| 5/39 ACLAND STREET ST KILDA VIC 3182 | \$725,000 | 18-Apr-24 |
| 41/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182 | \$730,000 | 16-May-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: 27 August 2024

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**8/6 WOONSOCKET COURT ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$730,000** Sold Date **04-Apr-24**

Distance **0.85km**



**5/39 ACLAND STREET ST KILDA
 VIC 3182**

3 1 -

Sold Price **\$725,000** Sold Date **18-Apr-24**

Distance **0.13km**



**41/350-353 BEACONSFIELD
 PARADE ST KILDA WEST VIC 3182**

2 1 1

Sold Price **\$730,000** Sold Date **16-May-24**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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