

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 61 Spenser Street, St Kilda, VIC 3182

Indicative selling price

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

Single price or range between \$2,575,000 & \$2,650,000

Median sale price

Median price \$1,560,000 Property type House Suburb St Kilda
Period - From 08/04/2024 to 07/10/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 22 Gurner St, St Kilda Vic	\$2,400,000	28/06/2024
2 18 Meredith St, Elwood Vic	\$2,390,000	17/06/2024
3 58 Ruskin St, Elwood Vic	\$2,885,000	15/06/2024

This Statement of Information was prepared on: 08/10/2024

