

# 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

104/2 Denman Avenue, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2022 to 30/09/2022 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	5/44 The Avenue BALACLAVA 3183	\$535,000	20/10/2022
2	4/44 Waterloo Cr ST KILDA 3182	\$527,000	21/10/2022
3	501B/21 Inkerman St ST KILDA 3182	\$500,000	06/10/2022

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:

08/11/2022 16:49



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**5/44 The Avenue BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 20/10/2022

**Property Type:** Apartment



**4/44 Waterloo Cr ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$527,000

**Method:** Private Sale

**Date:** 21/10/2022

**Property Type:** Apartment



**501B/21 Inkerman St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** Apartment