# 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 505P/14-16 The Esplanade, St Kilda Vic 3182

#### Indicative selling price .

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For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$1,850,000						

### Median sale price

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Median price	\$535,000	Pro	perty Type Unit	:	Suburb	St Kilda
Period - From	01/04/2022	to	31/03/2023	Sour	rce 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		
2		
3		

#### 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:

02/05/2023 09:53







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,850,000 Median Unit Price Year ending March 2023: \$535,000

# **Comparable Properties**

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.

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