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 | |

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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.

Account - The Agency Port Phillip | P: 03 8578 0388



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