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

621/572 St Kilda Road, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$159,950		&		\$169,950			
Median sale pi	rice							
Median price	\$557,500	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	16/10/2023	to	15/10/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/25 Redan St ST KILDA 3182	\$150,000	22/08/2024
2	48/25 Redan St ST KILDA 3182	\$155,000	05/08/2024
3	514/42 Porter St PRAHRAN 3181	\$155,000	26/07/2024

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:

16/10/2024 12:29







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$159,950 - \$169,950 Median Unit Price 16/10/2023 - 15/10/2024: \$557,500

Comparable Properties



1 🙀 1

Price: \$150,000 Method: Private Sale Date: 22/08/2024 Property Type: Studio Apartment Agent Comments

Agent Comments

48/25 Redan St ST KILDA 3182 (VG)



Price: \$155,000 Method: Sale Date: 05/08/2024 Property Type: Strata Unit/Flat



514/42 Porter St PRAHRAN 3181 (REI)

Agent Comments





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