### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2023	to	31/12/2023		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

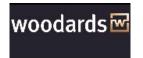
Add	dress of comparable property	Price	Date of sale
1	602/25 Alma Rd ST KILDA 3182	\$560,000	19/10/2023
2	6/4 Gurner St ST KILDA 3182	\$559,000	09/10/2023
3	14/31 Burnett St ST KILDA 3182	\$548,000	13/11/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2024 16:23













Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$510,000 - \$560,000 **Median Unit Price** Year ending December 2023: \$555,000

# Comparable Properties

602/25 Alma Rd ST KILDA 3182 (VG)





**Agent Comments** 

Price: \$560,000 Method: Sale Date: 19/10/2023

Property Type: Subdivided Flat - Single OYO

Flat



6/4 Gurner St ST KILDA 3182 (REI/VG)

**———** 2







Price: \$559,000 Method: Private Sale Date: 09/10/2023

Property Type: Apartment

Agent Comments









Price: \$548.000 Method: Private Sale Date: 13/11/2023

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



