

# 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

4/17 Robe Street, St Kilda Vic 3182

### Indicative selling price

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

Range between \$460,000 & \$490,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2020 to 31/12/2020 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	14/44 Fitzroy St ST KILDA 3182	\$497,000	17/11/2020
2	507/3-5 St Kilda Rd ST KILDA 3182	\$495,000	31/01/2021
3	27/87 Alma Rd ST KILDA EAST 3183	\$475,000	20/11/2020

**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:

17/02/2021 14:47



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**Property Type:** Subdivided Flat -  
Single OYO Flat

Agent Comments

**Indicative Selling Price**  
\$460,000 - \$490,000  
**Median Unit Price**  
Year ending December 2020: \$570,000

## Comparable Properties



14/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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**Price:** \$497,000  
**Method:** Private Sale  
**Date:** 17/11/2020  
**Property Type:** Apartment



507/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

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**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 31/01/2021  
**Property Type:** Apartment



27/87 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 20/11/2020  
**Property Type:** Apartment