

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

2/13 Loch Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price*

Median price Property Type Suburb St Kilda West

Period - From to Source

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	4/41 Dickens St ELWOOD 3184	\$850,000	10/10/2024
2	1/11 Wimmera PI ST KILDA 3182	\$842,000	08/10/2024
3	17/109 Nimmo St MIDDLE PARK 3206	\$895,000	06/09/2024

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: 20/12/2024 14:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
No median price available

Comparable Properties

4/41 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$850,000

Method:

Date: 10/10/2024

Property Type: Apartment

1/11 Wimmera PI ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$842,000

Method:

Date: 08/10/2024

Property Type: Apartment

17/109 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$895,000

Method:

Date: 06/09/2024

Property Type: Apartment

Account - Belle Property Albert Park | P: (03) 9690 5366 | F: (03) 9696 1151