

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

33 Marriott Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,337,500

Property Type

House

Suburb

St Kilda

Period - From

01/07/2020

to

30/09/2020

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	5a Hotham Gr RIPPONLEA 3185	\$1,286,000	30/07/2020
2	3 Cardigan St ST KILDA EAST 3183	\$1,270,000	03/08/2020
3	4 Gladstone St WINDSOR 3181	\$1,260,000	10/05/2020

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:

19/10/2020 11:39



2 1 1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2020: \$1,337,500

Comparable Properties



5a Hotham Gr RIPPONLEA 3185 (REI)

Agent Comments

2 1 2

Price: \$1,286,000

Method: Private Sale

Date: 30/07/2020

Property Type: House

Land Size: 230 sqm approx



3 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 3

Price: \$1,270,000

Method: Sold Before Auction

Date: 03/08/2020

Rooms: 3

Property Type: House (Res)

Land Size: 415 sqm approx



4 Gladstone St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,260,000

Method: Private Sale

Date: 10/05/2020

Property Type: House (Res)

Land Size: 161 sqm approx