

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

11b/12 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2021

to

30/09/2022

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	41/325 Beaconsfield Pde ST KILDA WEST 3182	\$980,000	07/07/2022
2	4/14 Tennyson St ST KILDA 3182	\$975,000	20/08/2022
3	6/347 Beaconsfield Pde ST KILDA WEST 3182	\$910,000	23/09/2022

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:

05/12/2022 11:45



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

**41/325 Beaconsfield Pde ST KILDA WEST
3182 (VG)**

Agent Comments



Price: \$980,000

Method: Sale

Date: 07/07/2022

Property Type: Strata Flat - Single OYO Flat



4/14 Tennyson St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Apartment



**6/347 Beaconsfield Pde ST KILDA WEST 3182
(REI)**

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 23/09/2022

Property Type: Apartment