

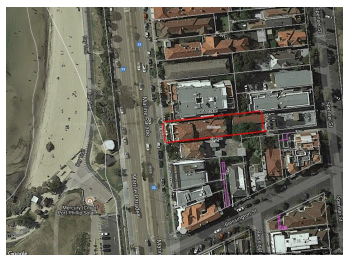
STATEMENT OF INFORMATION

1/23 MARINE PARADE, ST KILDA, VIC 3182

PREPARED BY FOR SALE BY OWNER, SUITE 3, 19 WILLIAM STREET BALACLAVA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/23 MARINE PARADE, ST KILDA, VIC 3182  2  2  1

Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

\$503,915

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



5/56 ACLAND ST, ST KILDA, VIC 3182  2  1  -

Sale Price

\$855,000

Sale Date: 10/02/2018

Distance from Property: 554m



1/46 BLESSINGTON ST, ST KILDA, VIC 3182  2  1  -

Sale Price

\$870,000

Sale Date: 12/01/2018

Distance from Property: 559m



5/22 SHELLEY ST, ELWOOD, VIC 3184  2  1  1

Sale Price

\$770,000

Sale Date: 12/12/2017

Distance from Property: 1.2km



This report has been compiled on 23/05/2018 by Property Investor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/23 MARINE PARADE, ST KILDA, VIC 3182

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$503,915

House

Unit

X


Suburb

ST KILDA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
5/56 ACLAND ST, ST KILDA, VIC 3182	\$855,000	10/02/2018
1/46 BLESSINGTON ST, ST KILDA, VIC 3182	\$870,000	12/01/2018
5/22 SHELLEY ST, ELWOOD, VIC 3184	\$770,000	12/12/2017