

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

3/6 Marine Avenue St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

11/86-88 Ruskin Street Elwood VIC 3184	\$361,000	10-Jul-20
10/25 Brighton Road St Kilda VIC 3182	\$380,000	11-Oct-20

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 6 months.

This Statement of Information was prepared on: 28 October 2021



11/86-88 Ruskin Street Elwood VIC Sold Price **\$361,000** Sold Date **10-Jul-20**
 3184

 1
  1
  1

Distance **0.59km**



10/25 Brighton Road St Kilda VIC Sold Price **\$380,000** Sold Date **11-Oct-20**
 3182

 1
  1
  1

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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