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 | 43/1 St Kilda Road, St Kilda Vic 3182 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$480,000

Median sale price

| Median price | \$560,000 | Pro | perty Type U | nit | | Suburb | St Kilda |
|---------------|------------|-----|--------------|-----|-------|--------|----------|
| Period - From | 01/04/2024 | to | 30/06/2024 | So | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 1004/3-5 St Kilda Rd ST KILDA 3182 | \$410,000 | 08/08/2024 |
| 2 | 802/18 Grey St ST KILDA 3182 | \$400,000 | 24/06/2024 |
| 3 | 301/7 Brighton Rd ST KILDA 3182 | \$405,000 | 05/04/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 19/09/2024 13:11 |
|--|------------------|





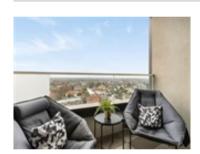




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$480,000 **Median Unit Price** June quarter 2024: \$560,000

Comparable Properties



1004/3-5 St Kilda Rd ST KILDA 3182 (REI)



Price: \$410,000 Method: Private Sale Date: 08/08/2024

Property Type: Apartment

Agent Comments



802/18 Grey St ST KILDA 3182 (REI)



Price: \$400,000 Method: Private Sale Date: 24/06/2024

Property Type: Apartment

Agent Comments



301/7 Brighton Rd ST KILDA 3182 (REI/VG)



Price: \$405.000 Method: Private Sale Date: 05/04/2024

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



