

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

5/31 The Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$571,250

Property Type Unit

Suburb St Kilda East

Period - From 01/10/2020

to 31/12/2020

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	3/88 Alexandra St ST KILDA EAST 3183	\$910,000	19/01/2021
2	6/31 The Avenue BALACLAVA 3183	\$895,000	04/02/2021
3	6/21 Lansdowne Rd ST KILDA EAST 3183	\$880,000	28/02/2021

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:

15/04/2021 11:47



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
December quarter 2020: \$571,250

Comparable Properties



3/88 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 19/01/2021
Property Type: Townhouse (Single)



6/31 The Avenue BALACLAVA 3183 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 04/02/2021
Property Type: Townhouse (Single)



6/21 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 28/02/2021
Property Type: Townhouse (Res)