

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

104/3 Raglan Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$586,650

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2020

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	115/48 Blenheim St BALACLAVA 3183	\$805,000	14/10/2020
2	G02/55 Wellington St ST KILDA 3182	\$797,000	23/11/2020
3	2/205-207 Hotham St RIPPONLEA 3185	\$790,000	15/12/2020

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:

22/03/2021 09:23



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$820,000

Median Unit Price

Year ending December 2020: \$586,650

Comparable Properties



115/48 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

2 2 2

Price: \$805,000

Method: Private Sale

Date: 14/10/2020

Property Type: Apartment



G02/55 Wellington St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$797,000

Method: Sale

Date: 23/11/2020

Property Type: Subdivided Flat - Single OYO Flat



2/205-207 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

2 2 1

Price: \$790,000

Method: Sold Before Auction

Date: 15/12/2020

Rooms: 3

Property Type: Apartment