Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	104/3 Raglan Street, St Kilda East Vic 3183
Including suburb and	
postcode	

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	Pro	pperty Type Uni	t	Sı	Suburb	St Kilda East
Period - From 01/01/2020	to	31/12/2020	Sou	ırce RI	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

Aut	areas or comparable property	1 1100	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



Date of sale



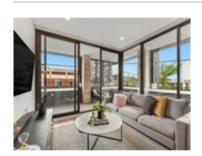




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$820,000 Median Unit Price Year ending December 2020: \$586,650

Comparable Properties



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

<u>▶</u> 2 **→** 2 **→** 2

Price: \$805,000 Method: Private Sale Date: 14/10/2020

Property Type: Apartment

Agent Comments



G02/55 Wellington St ST KILDA 3182 (VG)

Price: \$797,000 **Method:** Sale **Date:** 23/11/2020

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments



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

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Price: \$790,000

Method: Sold Before Auction

Date: 15/12/2020 Rooms: 3

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



