

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

3/1 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$562,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 30/09/2020 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	9/91 Ormond Rd ELWOOD 3184	\$470,000	07/04/2020
2	9/130 Alma Rd ST KILDA EAST 3183	\$465,000	15/05/2020
3	13/87 Alma Rd ST KILDA EAST 3183	\$440,000	20/07/2020

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: 01/10/2020 10:48



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

01/10/2019 - 30/09/2020: \$562,000

Comparable Properties



9/91 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 07/04/2020

Rooms: 2

Property Type: Apartment

Land Size: 823 sqm approx

9/130 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

1 - -

Price: \$465,000

Method: Sale

Date: 15/05/2020

Property Type: Strata Flat - Single OYO Flat



13/87 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 20/07/2020

Property Type: Apartment