

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

Unit 103/2 Princes Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2022

to

31/03/2022

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	205/539 St Kilda Rd MELBOURNE 3004	\$570,000	05/03/2022
2	16/25 Jackson St ST KILDA 3182	\$562,000	26/03/2022
3	4/23 Chapel St ST KILDA 3182	\$530,000	17/03/2022

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:

24/05/2022 13:21



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$575,000
Median Unit Price
March quarter 2022: \$561,000

Comparable Properties



205/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 05/03/2022
Property Type: Apartment



16/25 Jackson St ST KILDA 3182 (REI)

Agent Comments



Price: \$562,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Apartment



4/23 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 17/03/2022
Property Type: Apartment

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