

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

17/19 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda

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	7/49 Ruskin St ELWOOD 3184	\$570,000	11/12/2020
2	13/8 Mitford St ST KILDA 3182	\$565,000	21/01/2021
3	5/392 Inkerman St ST KILDA EAST 3183	\$540,000	21/02/2021

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:

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Property Type: Flat
Land Size: 1356.73 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median Unit Price
Year ending December 2020: \$570,000

Comparable Properties

7/49 Ruskin St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$570,000
Method: Sale
Date: 11/12/2020
Property Type: Strata Flat - Single OYO Flat



13/8 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 21/01/2021
Property Type: Apartment



5/392 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Auction Sale
Date: 21/02/2021
Property Type: Apartment