

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

2/17 Robe Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,950

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

20/17 Robe Street St Kilda VIC 3182	\$441,000	04-Dec-19
1/12 Acland Street St Kilda VIC 3182	\$470,000	22-Nov-19
205/78 Inkerman Street St Kilda VIC 3182	\$450,000	14-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 14 January 2020



20/17 Robe Street St Kilda VIC 3182 Sold Price **\$441,000^{UN}** Sold Date **04-Dec-19**

1 1 1

Distance -



1/12 Acland Street St Kilda VIC 3182 Sold Price **\$470,000** Sold Date **22-Nov-19**

1 1 1

Distance **0.34km**



205/78 Inkerman Street St Kilda VIC 3182 Sold Price **^{RS}\$450,000** Sold Date **14-Nov-19**

1 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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