

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

7/19 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$620,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2020 to 31/03/2020 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 | 3/45-46 Marine Pde ST KILDA 3182 | \$888,000 | 21/12/2019 |
| 2 | 2/12 St Leonards Av ST KILDA 3182 | \$860,000 | 29/02/2020 |
| 3 | 308/63 Acland St ST KILDA 3182 | \$860,000 | 19/03/2020 |

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:

09/06/2020 13:52

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Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
March quarter 2020: \$620,000



2 1.5 2

Rooms: 3
Property Type: Apartment
Land Size: 94 sqm approx
Agent Comments

Comparable Properties



3/45-46 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

2 1 2

Price: \$888,000
Method: Auction Sale
Date: 21/12/2019
Property Type: Apartment

2/12 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$860,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Apartment



308/63 Acland St ST KILDA 3182 (REI)

Agent Comments

2 2 2

Price: \$860,000
Method: Sold Before Auction
Date: 19/03/2020
Property Type: Apartment