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

1/25 Jackson Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	22/16a Chapel St ST KILDA 3182	\$550,000	19/02/2024
2	2/8 Marriott St ST KILDA 3182	\$525,000	27/03/2024
3	12/25 Jackson St ST KILDA 3182	\$525,000	24/03/2024

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:

18/07/2024 11:48



1/25 Jackson Street, St Kilda Vic 3182

THE AGENCY





Property Type: Apartment Agent Comments

Brendan Walker 03 8578 0388 0459 763 955 brendanwalker@theagency.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price June quarter 2024: \$560,000

Comparable Properties



22/16a Chapel St ST KILDA 3182 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 19/02/2024 Property Type: Apartment

Agent Comments



2/8 Marriott St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$525,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

12/25 Jackson St ST KILDA 3182 (REI/VG) Age

1 2 **1 2** 2

Agent Comments



Price: \$525,000 Method: Private Sale Date: 24/03/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388





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