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

5 Montague Avenue, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,000,000		&		\$2,200,000					
Median sale price										
Median price	\$1,752,750	Pro	operty Type	Hou	se		Suburb	St Kilda East		
Period - From	01/10/2020	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Kipling St ST KILDA 3182	\$2,200,000	30/08/2021
2	23 Norwood Rd CAULFIELD NORTH 3161	\$2,010,000	30/10/2021
3			

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:

19/11/2021 14:34



5 Montague Avenue, St Kilda East Vic 3183







Property Type: House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending September 2021: \$1,752,750

Comparable Properties



4 Kipling St ST KILDA 3182 (REI/VG)



Price: \$2,200,000 Method: Sold Before Auction Date: 30/08/2021 Property Type: House Land Size: 419 sqm approx Agent Comments



23 Norwood Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$2,010,000 Method: Auction Sale Date: 30/10/2021 Rooms: 4 Property Type: House (Res) Land Size: 297 sqm approx

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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