

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 between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,752,750

Property Type

House

Suburb

St Kilda East

Period - From

01/10/2020

to

30/09/2021

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	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

Andrew James

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2021: \$1,752,750



3 2 2

Property Type: House

Agent Comments

Comparable Properties



4 Kipling St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$2,200,000

Method: Sold Before Auction

Date: 30/08/2021

Property Type: House

Land Size: 419 sqm approx



23 Norwood Rd CAULFIELD NORTH 3161 (REI) Agent Comments

3 2 1

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