

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 406a/14-16 The Esplanade, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,380,000 & \$1,420,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 26/08/2023 to 25/08/2024 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 | 16/9-11 Milton St ELWOOD 3184 | \$1,475,000 | 14/07/2024 |
| 2 | | | |
| 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: 26/08/2024 11:48



 2  2  1

Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,420,000

Median Unit Price

26/08/2023 - 25/08/2024: \$530,000

Comparable Properties



16/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

 2  2  1

Price: \$1,475,000

Method: Private Sale

Date: 14/07/2024

Property Type: Unit

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 - Jellis Craig | P: 03 9194 1200