

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

17/19 Dalgety Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2021 to 31/03/2021 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	1/41-43 Alma Rd ST KILDA 3182	\$582,500	07/03/2021
2	3/206 Canterbury Rd ST KILDA WEST 3182	\$590,000	22/02/2021
3	9/37 Grey St ST KILDA 3182	\$590,000	18/02/2021

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:

01/07/2021 14:46



Rooms: 3
Property Type: Apartment
Land Size: 72 sqm approx
Agent Comments

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Indicative Selling Price
\$560,000 - \$590,000
Median Unit Price
March quarter 2021: \$575,000

Comparable Properties



1/41-43 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$582,500
Method: Private Sale
Date: 07/03/2021
Property Type: Apartment



3/206 Canterbury Rd ST KILDA WEST 3182 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 22/02/2021
Property Type: Strata Flat - Single OYO Flat



9/37 Grey St ST KILDA 3182 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 18/02/2021
Property Type: Strata Unit/Flat