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

16/1 St Kilda Road, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$575,000			
Median sale p	rice							
Median price	\$593,250	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	311/6 St Kilda Rd ST KILDA 3182	\$580,000	28/01/2021
2	113/163 Fitzroy St ST KILDA 3182	\$545,000	09/12/2020
3	48/1a St Kilda Rd ST KILDA 3182	\$545,000	20/02/2021

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:

31/03/2021 08:44





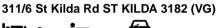




Property Type: Divorce/Estate/Family Transfers Land Size: 2386 sqm approx Agent Comments

Indicative Selling Price \$550,000 - \$575,000 **Median Unit Price** December quarter 2020: \$593,250

Comparable Properties





Price: \$580,000 Method: Sale Date: 28/01/2021 Property Type: Subdivided Flat - Single OYO Flat



113/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

Agent Comments



Price: \$545,000 Method: Private Sale Date: 09/12/2020 Property Type: Apartment

REIV

48/1a St Kilda Rd ST KILDA 3182 (REI)



Agent Comments

Price: \$545,000 Method: Private Sale Date: 20/02/2021 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.