

# 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

10/37 Vale Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$295,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 14/11/2022

to 13/11/2023

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	18/25 Brighton Rd ST KILDA 3182	\$295,000	02/09/2023
2	3/37 Vale St ST KILDA 3182	\$285,000	19/09/2023
3	19/37 Vale St ST KILDA 3182	\$285,000	03/10/2023

**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:

14/11/2023 15:12



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$295,000

Median Unit Price

14/11/2022 - 13/11/2023: \$530,000

## Comparable Properties



18/25 Brighton Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$295,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit



3/37 Vale St ST KILDA 3182 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 19/09/2023

Property Type: Apartment



19/37 Vale St ST KILDA 3182 (REI)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment