

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 302/7 Belford Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2023

to 31/03/2024

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	106/126 Brighton Rd RIPPONLEA 3185	\$332,000	17/04/2024
2	204/3-5 St Kilda Rd ST KILDA 3182	\$335,000	04/03/2024
3	109/109 Inkerman St ST KILDA 3182	\$335,000	14/03/2024

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:

13/05/2024 13:20



 1
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  1

Property Type: Apartment (Strata)

Land Size: 52 sqm approx

Agent Comments

Indicative Selling Price

\$325,000

Median Unit Price

Year ending March 2024: \$530,000

Comparable Properties



106/126 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

 1
  1
  1

Price: \$332,000

Method: Sold Before Auction

Date: 17/04/2024

Property Type: Apartment



204/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 1
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  -

Price: \$335,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment



109/109 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$335,000

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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