

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

3/26 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb St Kilda

Period - From 17/02/2020

to

16/02/2021

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	2/3a Wimbledon Av ELWOOD 3184	\$1,300,000	15/12/2020
2	102/348 Beaconsfield Pde ST KILDA WEST 3182	\$1,242,500	11/02/2021
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:

17/02/2021 15:32



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Unit Price

17/02/2020 - 16/02/2021: \$550,000

Comparable Properties



2/3a Wimbledon Av ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 15/12/2020

Property Type: Apartment



102/348 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

 3  2  2

Price: \$1,242,500

Method: Sold Before Auction

Date: 11/02/2021

Property Type: Apartment

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.