

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

16/1a St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$559,500

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	714/610 St Kilda Rd MELBOURNE 3004	\$556,000	05/05/2021
2	1101/610 St Kilda Rd MELBOURNE 3004	\$545,000	03/05/2021
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:

27/05/2021 11:09



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$559,500
Median Unit Price
March quarter 2021: \$575,000

Comparable Properties



714/610 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$556,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment



1101/610 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$545,000
Method: Sold Before Auction
Date: 03/05/2021
Property Type: Apartment



48/1a St Kilda Rd ST KILDA 3182 (REI/VG) **Agent Comments**



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