Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	16/1a St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$559,500
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Median sale price

Median price	\$575,000	Pro	perty Type U	Init		Suburb	St Kilda
Period - From	01/01/2021	to	31/03/2021	Sc	ource	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

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

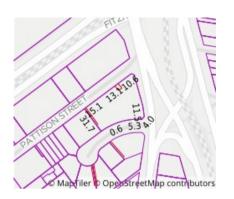
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2021 11:09



Date of sale







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)

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

Property Type: Apartment

Agent Comments



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

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Price: \$545,000

Method: Sold Before Auction

Date: 03/05/2021

Property Type: Apartment



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

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

Property Type: Apartment

Agent Comments

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



