



2
 1
 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2017: \$500,000

Comparable Properties



4A/12 Marine Pde ST KILDA 3182 (REI)

2
 1
 1

Price: \$721,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 3
Property Type: Apartment

Agent Comments

Far superior apartment at front of block



4B/12 Marine Pde ST KILDA 3182 (REI)

2
 -
 -

Price: \$700,000
Method: Sold Before Auction
Date: 28/03/2017
Rooms: -
Property Type: Apartment

Agent Comments

Apartment is at front of the building and has uninterrupted superior views of the bay



42/343 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

2
 2
 1

Price: \$620,000
Method: Private Sale
Date: 18/03/2017
Rooms: 4
Property Type: Apartment

Agent Comments

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

10G/12 Marine Parade, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$500,000

Unit

X

Suburb

St Kilda

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4A/12 Marine Pde ST KILDA 3182	\$721,000	25/02/2017
4B/12 Marine Pde ST KILDA 3182	\$700,000	28/03/2017
42/343 Beaconsfield Pde ST KILDA WEST 3182	\$620,000	18/03/2017