

# 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

2203/3-5 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$405,000

### Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2021

to

30/06/2021

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	2/14 Crimea St ST KILDA 3182	\$425,000	24/08/2021
2	5/41 Murray St PRAHRAN 3181	\$420,500	04/08/2021
3	12/15 Gourlay St BALACLAVA 3183	\$420,000	20/08/2021

**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:

31/08/2021 13:10



1   
 1   
 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$405,000

**Median Unit Price**  
 June quarter 2021: \$632,500

## Comparable Properties



**2/14 Crimea St ST KILDA 3182 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 24/08/2021  
**Property Type:** Apartment



**5/41 Murray St PRAHRAN 3181 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$420,500  
**Method:** Private Sale  
**Date:** 04/08/2021  
**Property Type:** Apartment



**12/15 Gourlay St BALACLAVA 3183 (REI)**

**Agent Comments**

1   
 1   
 1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 20/08/2021  
**Property Type:** Apartment

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748