

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 4/1 Esplanade Esplanade, St Kilda Vic 3182

Indicative selling price

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

Range between \$700,000 & \$745,000

Median sale price

Median price \$481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/03/2024 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	7/95 Addison St ELWOOD 3184	\$742,500	22/01/2024
2	6/2a Robe St ST KILDA 3182	\$721,000	11/12/2023
3	34/3 Alfred Sq ST KILDA 3182	\$700,000	02/04/2024

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: 08/05/2024 13:32



Property Type:

Agent Comments

Comparable Properties



7/95 Addison St ELWOOD 3184 (VG)

Agent Comments



Price: \$742,500

Method: Sale

Date: 22/01/2024

Property Type: Subdivided Flat - Single OYO Flat



6/2a Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$721,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment



34/3 Alfred Sq ST KILDA 3182 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment