Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5h/12 Marine Parade, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$572,500	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/3 Robe St ST KILDA 3182	\$850,000	24/07/2020
2	1/29 Marine Pde ST KILDA 3182	\$806,000	11/07/2020
3	3/24 Acland St ST KILDA 3182	\$757,000	17/07/2020

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:

16/11/2020 10:29





Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

Year ending September 2020: \$572,500

Indicative Selling Price \$750,000 - \$825,000

Median Unit Price





Property Type: Apartment **Land Size:** 75 plus parking sqm approx

Agent Comments

Magical sea-view apartment in Edgewater Towers!

Comparable Properties



4/3 Robe St ST KILDA 3182 (REI)



Price: \$850,000 Method: Sold Before Auction Date: 24/07/2020 Rooms: 5 Property Type: Apartment Agent Comments



Price: \$806,000 Method: Private Sale Date: 11/07/2020 Property Type: Apartment

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3/24 Acland St ST KILDA 3182 (REI/VG)

1/29 Marine Pde ST KILDA 3182 (REI)

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Price: \$757,000

Method: Sold Before Auction Date: 17/07/2020 Property Type: Apartment Agent Comments

Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.