

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

5h/12 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

30/09/2020

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	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



 2  1  1

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)

Agent Comments

 2  1  -

Price: \$850,000

Method: Sold Before Auction

Date: 24/07/2020

Rooms: 5

Property Type: Apartment



1/29 Marine Pde ST KILDA 3182 (REI)

Agent Comments

 2  2  -

Price: \$806,000

Method: Private Sale

Date: 11/07/2020

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$757,000

Method: Sold Before Auction

Date: 17/07/2020

Property Type: Apartment