

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

6 Glenmark Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb St Kilda

Period - From 01/07/2020

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	35 Fawkner St ST KILDA 3182	\$1,281,000	05/06/2021
2	52 Vale St ST KILDA 3182	\$1,235,000	01/05/2021
3	5 King St ST KILDA EAST 3183	\$1,225,000	15/07/2021

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:

04/10/2021 11:05

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending June 2021: \$1,635,000



Property Type: House (Previously Occupied - Detached)

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



35 Fawkner St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,281,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 144 sqm approx



52 Vale St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,235,000

Method: Sold Before Auction

Date: 01/05/2021

Property Type: House (Res)

Land Size: 209 sqm approx



5 King St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,225,000

Method: Private Sale

Date: 15/07/2021

Property Type: House

Account - The Agency Port Phillip | P: 03 8578 0388