

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

2/20 Loch Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb St Kilda West

Period - From 01/04/2019

to 31/03/2020

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	10/17 Charnwood Gr ST KILDA 3182	\$628,000	14/03/2020
2	7/326 Beaconsfield Pde ST KILDA WEST 3182	\$593,000	01/03/2020
3	6/101 Alma Rd ST KILDA EAST 3183	\$584,600	13/05/2020

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:

13/07/2020 09:24



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

Year ending March 2020: \$567,500

Comparable Properties



10/17 Charnwood Gr ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$628,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



7/326 Beaconsfield Pde ST KILDA WEST 3182 (VG)

Agent Comments

1 - -

Price: \$593,000

Method: Sale

Date: 01/03/2020

Property Type: Strata Flat - Single OYO Flat



6/101 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$584,600

Method: Private Sale

Date: 13/05/2020

Property Type: Apartment