Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents A								gents Act 1980
Property offered for sale									
Address Including suburb and postcode				/ic 3182					
Indicative selling price									
For th	ne meaning of th	is price see	con	sumer.vic.gov.au	/underquot	ting			
Single price \$212,500									
Median sale price*									
Me	edian price		Pro	operty Type			Suburb	St Kilda	
Peri	iod - From		to		So	urce			
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.									
Add	ress of compar	able prope	rty				Pi	rice	Date of sale
1	17/131 Glen Huntly Rd ELWOOD 3184							220,000	05/12/2023
2	4/35 Charles St ST KILDA 3182						\$2	215,000	04/12/2023
3	23/131 Glen Huntly Rd ELWOOD 3184							205,000	18/01/2024
OR									
<u>B*</u>	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:						on:	19/03/2024 12:06		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Studio
Agent Comments

Indicative Selling Price \$212,500 No median price available

Comparable Properties



17/131 Glen Huntly Rd ELWOOD 3184 (REI/VG) Agent Comments

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Price: \$220,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment



4/35 Charles St ST KILDA 3182 (REI/VG)

Price: \$215,000 Method: Private Sale Date: 04/12/2023

Property Type: Apartment

Agent Comments



23/131 Glen Huntly Rd ELWOOD 3184 (REI/VG) Agent Comments

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Price: \$205,000 Method: Private Sale Date: 18/01/2024

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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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.