

# 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 603/181-185 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2024 to 30/06/2024 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 | 501/181 St Kilda Rd ST KILDA 3182 | \$350,000 | 16/08/2024   |
| 2 | 205/3-5 St Kilda Rd ST KILDA 3182 | \$370,000 | 16/06/2024   |
| 3 | 38/167 Fitzroy St ST KILDA 3182   | \$375,000 | 29/02/2024   |

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: 26/08/2024 13:59



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

June quarter 2024: \$560,000

## Comparable Properties



501/181 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Private Sale

Date: 16/08/2024

Rooms: 2

Property Type: Apartment



205/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Private Sale

Date: 16/06/2024

Property Type: Unit



38/167 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$375,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment