

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

4C 12 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2022

to

30/09/2023

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	8/23 Marine Pde ST KILDA 3182	\$810,000	07/07/2023
2	17/3 Cowderoy St ST KILDA WEST 3182	\$622,000	09/09/2023
3	8/17 Charnwood Gr ST KILDA 3182	\$610,000	16/10/2023

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:

03/11/2023 20:21

4C 12 Marine Parade, St Kilda Vic 3182

ATRIA
REAL ESTATE

Simone Chin

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending September 2023: \$530,000



1 1 1

Property Type: Apartment

Agent Comments

Bay Views to die for!

Comparable Properties



8/23 Marine Pde ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$810,000

Method: Sale

Date: 07/07/2023

Property Type: Subdivided Flat - Single OYO Flat



17/3 Cowderoy St ST KILDA WEST 3182 (VG)

Agent Comments

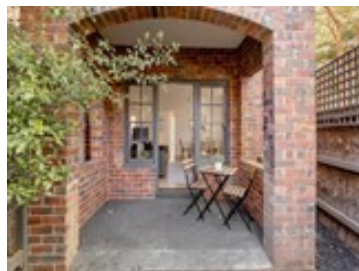
1 - -

Price: \$622,000

Method: Sale

Date: 09/09/2023

Property Type: Subdivided Flat - Single OYO Flat



8/17 Charnwood Gr ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$610,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: Unit

Account - Atria Real Estate



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