

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

4/86 Blessington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$580,000

&

\$630,000

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	16/10a Mitford St ST KILDA 3182	\$635,000	04/10/2023
2	3/83 Barkly St ST KILDA 3182	\$630,000	04/07/2023
3	6/5a The Avenue BALACLAVA 3183	\$600,000	19/08/2023

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:

16/11/2023 10:58

Brendan Walker

03 8578 0388

0459 763 955

brendanwalker@theagency.com.au

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending September 2023: \$530,000



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



16/10a Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



3/83 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 04/07/2023

Property Type: Apartment



6/5a The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment