

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

11/45 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$659,950

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

30/09/2020

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	5/111 Westbury St BALACLAVA 3183	\$650,000	15/07/2020
2	11/5 Addison St ELWOOD 3184	\$635,000	05/08/2020
3	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020

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:

03/12/2020 00:18



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$659,950

Median Unit Price

Year ending September 2020: \$572,500

Comparable Properties



5/111 Westbury St BALACLAVA 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 15/07/2020

Property Type: Apartment



11/5 Addison St ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 05/08/2020

Property Type: Apartment



1/62 Alma Rd ST KILDA 3182 (REI/VG) **Agent Comments**

2 1 1

Price: \$622,500

Method: Auction Sale

Date: 18/07/2020

Property Type: Apartment