

# 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

507/3-5 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 \$470,000 & \$510,000

### Median sale price

Median price \$561,300 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 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	25/64 Fitzroy St ST KILDA 3182	\$506,000	15/10/2020
2	311F/7 Greeves St ST KILDA 3182	\$495,000	24/11/2020
3	29/1 St Kilda Rd ST KILDA 3182	\$492,500	22/09/2020

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:

14/01/2021 17:33

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**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

September quarter 2020: \$561,300



**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 55 sqm approx

Agent Comments

## Comparable Properties



**25/64 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$506,000

**Method:** Sale

**Date:** 15/10/2020

**Property Type:** Subdivided Flat - Single OYO Flat



**311F/7 Greeves St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$495,000

**Method:** Sale

**Date:** 24/11/2020

**Property Type:** Subdivided Flat - Single OYO Flat

**Land Size:** 11615 sqm approx



**29/1 St Kilda Rd ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$492,500

**Method:** Private Sale

**Date:** 22/09/2020

**Property Type:** Apartment