

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

4/23 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,125,000

&

\$1,225,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb St Kilda

Period - From 03/08/2020

to 02/08/2021

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	4/6a Southey St ELWOOD 3184	\$1,058,000	10/07/2021
2	17/9-11 Milton St ELWOOD 3184	\$1,300,000	26/06/2021
3	13/9 Milton St ELWOOD 3184	\$1,235,000	28/05/2021

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:

03/08/2021 11:57

4/23 Marine Parade, St Kilda Vic 3182

Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$1,125,000 - \$1,225,000

Median Unit Price

03/08/2020 - 02/08/2021: \$567,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/6a Southey St ELWOOD 3184 (REI)

Agent Comments

2 2 -

Price: \$1,058,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Apartment



17/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: Apartment



13/9 Milton St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,235,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.