

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

303/11 Jackson Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

31/12/2019

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	1206/576 St Kilda Rd MELBOURNE 3004	\$1,400,000	03/12/2019
2	103/35 Marine Pde ST KILDA 3182	\$1,350,000	05/03/2020
3	211/315 Beaconsfield Pde ST KILDA WEST 3182	\$1,337,000	04/04/2020

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:

20/04/2020 13:52



 2  2  2

Property Type: Strata Unit/Flat

Land Size: 160m2 with terrace
sqm approx

Agent Comments

also comes with 2 storage cages

Comparable Properties

1206/576 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

 3  -  -

Price: \$1,400,000

Method: Sale

Date: 03/12/2019

Property Type: Strata Unit/Flat



103/35 Marine Pde ST KILDA 3182 (REI)

Agent Comments

 2  2  2

Price: \$1,350,000

Method: Sale by Tender

Date: 05/03/2020

Property Type: Apartment



211/315 Beaconsfield Pde ST KILDA WEST
3182 (REI)

Agent Comments

 3  2  2

Price: \$1,337,000

Method: Auction Sale

Date: 04/04/2020

Property Type: Apartment