

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

18/10 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2021

to

30/06/2021

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	7/20 Princes St ST KILDA 3182	\$405,000	25/06/2021
2	4/5 Woonsocket Ct ST KILDA 3182	\$440,000	18/06/2021
3	8/75 Queens Rd MELBOURNE 3004	\$430,000	15/06/2021

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 09:15

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Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
June quarter 2021: \$632,500



Rooms: 2
Property Type: Apartment
Land Size: 53 sqm approx
Agent Comments

Comparable Properties



7/20 Princes St ST KILDA 3182 (REI)

Agent Comments



Price: \$405,000
Method: Sold Before Auction
Date: 25/06/2021
Property Type: Apartment



4/5 Woonsocket Ct ST KILDA 3182 (REI)

Agent Comments



Price: \$440,000
Method: Sold Before Auction
Date: 18/06/2021
Rooms: 2
Property Type: Unit



8/75 Queens Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 15/06/2021
Property Type: Strata Flat - Single OYO Flat