

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

116/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$439,500

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2022

to

30/09/2023

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	713/163 Fitzroy St ST KILDA 3182	\$480,000	23/09/2023
2	310/181 Fitzroy St ST KILDA 3182	\$455,000	07/06/2023
3	1302/6 St Kilda Rd ST KILDA 3182	\$452,500	08/08/2023

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:

17/10/2023 14:51

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Indicative Selling Price

\$439,500

Median Unit Price

Year ending September 2023: \$530,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



713/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 23/09/2023

Property Type: Apartment



310/181 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 07/06/2023

Property Type: Strata Unit/Flat



1302/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$452,500

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014