

# 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

308/63 Acland Street, 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 \$780,000

&

\$830,000

### 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	307/63 Acland St ST KILDA 3182	\$817,500	21/09/2019
2	4/13 Blenheim St BALACLAVA 3183	\$807,000	22/10/2019
3	204/55 Wellington St ST KILDA 3182	\$785,000	14/12/2019

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:

18/02/2020 10:15



**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 86 sqm approx  
**Agent Comments**

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**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median Unit Price**  
December quarter 2019: \$595,500

## Comparable Properties



**307/63 Acland St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$817,500  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Apartment



**4/13 Blenheim St BALACLAVA 3183 (VG)**

**Agent Comments**



**Price:** \$807,000  
**Method:** Sale  
**Date:** 22/10/2019  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 69 sqm approx



**204/55 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Apartment