

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

21/2A Robe Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

12/49 Acland Street St Kilda VIC 3182	\$715,000	04-Feb-21
13/14 Chapel Street St Kilda VIC 3182	\$715,000	11-Nov-20
15/1-5 Martin Street St Kilda VIC 3182	\$780,000	30-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 21 April 2021



12/49 Acland Street St Kilda VIC 3182

 3  1  1

Sold Price **\$715,000** Sold Date **04-Feb-21**

Distance **0.07km**



13/14 Chapel Street St Kilda VIC 3182

 3  1  1

Sold Price Sold Date **11-Nov-20**

Distance **1.45km**



15/1-5 Martin Street St Kilda VIC 3182

 3  1  1

Sold Price **\$780,000** Sold Date **30-Jan-21**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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