

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

1/36 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/03/2020

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	2/3 Robe St ST KILDA 3182	\$1,185,000	29/02/2020
2	3/20 Clyde St ST KILDA 3182	\$912,000	28/05/2020
3	1/88 Blessington St ST KILDA 3182	\$860,000	28/05/2020

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:

15/06/2020 20:29

1/36 Robe Street, St Kilda Vic 3182



 2  1  0

Property Type: Apartment
Land Size: 213 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
March quarter 2020: \$620,000

Comparable Properties



2/3 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,185,000
Method: Sold Before Auction
Date: 29/02/2020
Rooms: 5
Property Type: Apartment



3/20 Clyde St ST KILDA 3182 (REI)

Agent Comments

 2  1  -

Price: \$912,000
Method: Private Sale
Date: 28/05/2020
Property Type: Apartment



1/88 Blessington St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$860,000
Method: Private Sale
Date: 28/05/2020
Property Type: Apartment

Account - TOMASSI & CO PTY LTD



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.