

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

157/632 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2020

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	1006/480 St Kilda Rd MELBOURNE 3004	\$836,000	25/03/2021
2	707/19 Queens Rd MELBOURNE 3004	\$870,000	27/04/2021
3	2/93 Carlisle St ST KILDA 3182	\$885,000	20/03/2021

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:

27/07/2021 12:03

Charmayne Dulley
03 9509 0411
0430 788 680

charmayne.dulley@belleproperty.com

Indicative Selling Price
\$850,000

Median Unit Price

Year ending June 2021: \$525,000



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Using the 3-bedroom lay-out this oversized two bedroom, two bathroom home offers expansive living and panoramic views over Albert Park and the City through floor to ceiling windows that stretch the full width of the apartment.

Comparable Properties



1006/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$836,000

Method: Private Sale

Date: 25/03/2021

Property Type: Apartment



707/19 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2 2 -

Price: \$870,000

Method: Private Sale

Date: 27/04/2021

Property Type: Apartment

Land Size: 1 sqm approx



2/93 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 1

Price: \$885,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment