

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

205/72 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$555,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2022

to

31/12/2022

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	27/17 Robe St ST KILDA 3182	\$690,000	29/10/2022
2	308/27-31 Herbert St ST KILDA 3182	\$675,000	29/10/2022
3	22/17 Robe St ST KILDA 3182	\$665,000	01/10/2022

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:

09/02/2023 11:53



 2
  2
  1

Property Type: Apartment

Agent Comments

Brendan Walker
 03 8578 0388
 0459 763 955
 brendanwalker@theagency.com.au

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

December quarter 2022: \$555,500

Comparable Properties



27/17 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$690,000

Method: Auction Sale

Date: 29/10/2022

Property Type: Apartment



308/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments

 2
  2
  2

Price: \$675,000

Method: Sold Before Auction

Date: 29/10/2022

Property Type: Unit



22/17 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$665,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388