### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	10/17 Robe Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$410,000	&	\$450,000
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#### Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2023	to	31/12/2023		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	71/151 Fitzroy St ST KILDA 3182	\$445,000	13/12/2023
2	203/24 Crimea St ST KILDA 3182	\$416,000	03/12/2023
3	202/72 Acland St ST KILDA 3182	\$415,000	04/12/2023

#### 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:	29/01/2024 15:13









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** Year ending December 2023: \$555,000

# Comparable Properties

71/151 Fitzroy St ST KILDA 3182 (VG)

Price: \$445,000 Method: Sale Date: 13/12/2023

Property Type: Strata Flat - Single OYO Flat

**Agent Comments** 



203/24 Crimea St ST KILDA 3182 (REI/VG)

Price: \$416,000 Method: Private Sale Date: 03/12/2023

Property Type: Apartment

Agent Comments



202/72 Acland St ST KILDA 3182 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 04/12/2023

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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