

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

4/1 Woonsocket Court, St Kilda Vic 3182

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2021

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	4/124 Inkerman St ST KILDA 3182	\$583,000	10/07/2021
2	10/95 Fitzroy St ST KILDA 3182	\$575,000	27/03/2021
3	1/12 Vale St ST KILDA 3182	\$555,000	17/07/2021

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:

16/09/2021 19:02

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1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2021: \$632,500

Comparable Properties



4/124 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$583,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Apartment



10/95 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$575,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



1/12 Vale St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$555,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Apartment

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