

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

4/22B The Esplanade, St Kilda Vic 3182

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$595,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

to 31/12/2019

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	6/9 Charnwood Rd ST KILDA 3182	\$950,000	23/11/2019
2	2/35 Robe St ST KILDA 3182	\$882,500	21/09/2019
3	4/31 Broadway ELWOOD 3184	\$870,500	31/08/2019

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:

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Indicative Selling Price

\$870,000 - \$930,000

Median Unit Price

December quarter 2019: \$595,500



Property Type: Apartment

Land Size: 112 sqm approx

Agent Comments

Graced with incredible 1920's Art Deco detail, spectacular sea views, and generous and renovated internal space, this spacious 2 BR apartment is a rarely offered beachside opportunity!

Comparable Properties



6/9 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 23/11/2019

Property Type: Apartment



2/35 Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$882,500

Method: Auction Sale

Date: 21/09/2019

Rooms: 3

Property Type: Apartment



4/31 Broadway ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$870,500

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment