

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

1/30 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2019

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	4/5 Beach Av ELWOOD 3184	\$775,000	13/11/2019
2	1/24 Belford St ST KILDA 3182	\$755,000	05/10/2019
3	3/1a Dickens St ELWOOD 3184	\$703,000	18/09/2019

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:

19/02/2020 10:58



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2019: \$540,000

Comparable Properties

4/5 Beach Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$775,000
Method: Sale by Tender
Date: 13/11/2019
Property Type: Apartment
Land Size: 647 sqm approx



1/24 Belford St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



3/1a Dickens St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$703,000
Method: Sold Before Auction
Date: 18/09/2019
Property Type: Apartment
Land Size: 481 sqm approx