

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

108/63 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/03/2020

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	3/130-132 Mitford St ELWOOD 3184	\$765,000	21/12/2019
2	11/206 Canterbury Rd ST KILDA WEST 3182	\$751,000	07/12/2019
3	26/10 Tennyson St ST KILDA 3182	\$747,000	13/12/2019

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:

19/05/2020 13:52



Property Type: Townhouse style apartment

Land Size: 90 approx sqm approx

Agent Comments

Comparable Properties



3/130-132 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 21/12/2019

Property Type: Apartment



11/206 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$751,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment



26/10 Tennyson St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$747,000

Method: Private Sale

Date: 13/12/2019

Property Type: Apartment