

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

57 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$2,850,000

&

\$3,135,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

St Kilda

Period - From

01/10/2021

to

31/12/2021

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	31 Acland St ST KILDA 3182	\$3,050,000	28/01/2022
2	364 Richardson St MIDDLE PARK 3206	\$3,050,000	03/03/2022
3	2 Marine Pde ST KILDA 3182	\$2,925,000	04/11/2021

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:

05/04/2022 16:17



 3  3  0

Property Type: House

Agent Comments

Comparable Properties

31 Acland St ST KILDA 3182 (VG)

Agent Comments

 2  -  -

Price: \$3,050,000

Method: Sale

Date: 28/01/2022

Property Type: House - Duplex (Conjoined)



364 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

 3  1  1

Price: \$3,050,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 210 sqm approx



2 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,925,000

Method: Private Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 310 sqm approx