Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Acland Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,850,000		&		\$3,135,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	operty Type	Hou	ise		Suburb	St Kilda
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress 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



57 Acland Street, St Kilda Vic 3182







Property Type: House Agent Comments

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Indicative Selling Price \$2,850,000 - \$3,135,000 Median House Price December quarter 2021: \$1,800,000

Comparable Properties

31 Acland St ST KILDA 3182 (VG)



Price: \$3,050,000 Method: Sale Date: 28/01/2022 Property Type: House - Duplex (Conjoined) Agent Comments

Agent Comments

Agent Comments

364 Richardson St MIDDLE PARK 3206 (REI)



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)



Price: \$2,925,000 Method: Private Sale

Method: Private Sale Date: 04/11/2021 Property Type: House (Res) Land Size: 310 sqm approx

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



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