Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	3/86 Blessington Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000	&	\$630,000
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Median sale price

Median price	\$525,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/07/2023	to	30/09/2023	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	15/12 York St ST KILDA WEST 3182	\$620,000	09/11/2023
2	6/68 Goldsmith St ELWOOD 3184	\$612,000	05/12/2023
3	11/22 Westbury St ST KILDA EAST 3183	\$610,000	25/08/2023

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:	19/12/2023 09:02



Date of sale











Property Type: Apartment Agent Comments

Indicative Selling Price \$590,000 - \$630,000 Median Unit Price September quarter 2023: \$525,000

Comparable Properties



15/12 York St ST KILDA WEST 3182 (REI)

2





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Agent Comments

Price: \$620,000 Method: Private Sale Date: 09/11/2023

Property Type: Apartment



6/68 Goldsmith St ELWOOD 3184 (REI)

– 2







Agent Comments

Price: \$612,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apart

Property Type: Apartment



11/22 Westbury St ST KILDA EAST 3183 (REI)

2





Agent Comments

Price: \$610,000

Method: Sold Before Auction

Date: 25/08/2023 Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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