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

14/22a 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	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	35/12 Clyde St ST KILDA 3182	\$435,000	18/03/2021
2	2/1 Spenser St ST KILDA 3182	\$430,000	31/03/2021
3	1/11 Burnett St ST KILDA 3182	\$424,000	12/03/2021

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:

01/04/2021 10:51









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2020: \$570,000

Comparable Properties



35/12 Clyde St ST KILDA 3182 (REI)



Price: \$435,000 Method: Sold Before Auction Date: 18/03/2021 Property Type: Apartment Agent Comments

Agent Comments



Price: \$430,000 Method: Private Sale Date: 31/03/2021 Property Type: Apartment

1/11 Burnett St ST KILDA 3182 (REI)

2/1 Spenser St ST KILDA 3182 (REI)

6 1



Agent Comments



Price: \$424,000 Method: Private Sale Date: 12/03/2021 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.