

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

112/8-10 The Esplanade St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 108/35 Marine Parade St Kilda VIC 3182 | \$1,450,000 | 14-Dec-19 |
| 1506/582 St Kilda Road Melbourne VIC 3004 | \$1,250,000 | 04-Nov-19 |
| 1206/576-578 St Kilda Road Melbourne VIC 3004 | \$1,400,000 | 03-Dec-19 |

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 6 months.~~

This Statement of Information was prepared on: 28 February 2020



108/35 Marine Parade St Kilda VIC 3182

Sold Price

^{RS}

\$1,450,000

Sold Date

14-Dec-19

 3

 2

 2

Distance

1.08km



1506/582 St Kilda Road Melbourne VIC 3004

Sold Price

\$1,250,000

Sold Date

04-Nov-19

 3

 2

 3

Distance

1.68km



1206/576-578 St Kilda Road Melbourne VIC 3004

Sold Price

\$1,400,000

Sold Date

03-Dec-19

 3

 2

 2

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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