

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

5/61 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$340,000

&

\$360,000

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2022

to

31/03/2022

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 | 6/63 Pakington St ST KILDA 3182 | \$358,000 | 09/12/2021 |
| 2 | 11/29 Greville St PRAHRAN 3181 | \$350,000 | 25/11/2021 |
| 3 | 12/5 Redan St ST KILDA 3182 | \$340,000 | 17/11/2021 |

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:

20/04/2022 20:21



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

March quarter 2022: \$561,000

Comparable Properties



6/63 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$358,000

Method: Private Sale

Date: 09/12/2021

Property Type: Apartment



11/29 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 25/11/2021

Property Type: Apartment



12/5 Redan St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$340,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Unit

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