

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

28/25 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$199,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2020

to

31/03/2020

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	6/239 Canterbury Rd ST KILDA 3182	\$205,000	24/04/2020
2	6/31 Smith St ST KILDA 3182	\$197,500	01/04/2020
3	23/25 Redan St ST KILDA 3182	\$185,000	04/04/2020

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:

17/07/2020 10:29

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Indicative Selling Price
\$199,000

Median Unit Price
March quarter 2020: \$620,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



6/239 Canterbury Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 24/04/2020
Property Type: Strata Flat - Single OYO Flat

6/31 Smith St ST KILDA 3182 (REI)

Agent Comments



Price: \$197,500
Method: Private Sale
Date: 01/04/2020
Rooms: 1
Property Type: Studio Apartment

23/25 Redan St ST KILDA 3182 (VG)

Agent Comments



Price: \$185,000
Method: Sale
Date: 04/04/2020
Property Type: Strata Flat - Single OYO Flat