

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

GF/12 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Single price \$469,500

Median sale price

Median price \$555,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2023

to 31/12/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	G04/126 Carlisle St ST KILDA 3182	\$496,000	06/12/2023
2	1/45 Shelley St ELWOOD 3184	\$470,000	19/08/2023
3	2/5 Mary St ST KILDA WEST 3182	\$450,000	07/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/03/2024 08:15



Property Type: Apartment

Agent Comments

Comparable Properties



G04/126 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$496,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment



1/45 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/08/2023

Property Type: Apartment



2/5 Mary St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Apartment

Account - Atria Real Estate