

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 6/21 MARINE PARADE ST KILDA VICTORIA 3182

## Indicative selling price

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

Single price \$ or range between \$695,000 & \$760,000

## Median sale price

Median price \$560,000 Property type Apartment Suburb St Kilda  
Period - From 1<sup>st</sup> April 2024 to 30<sup>th</sup> June 2024 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. 10G/12 Marine Parade St Kilda VICTORIA 3182   | \$780,000 | 30 May 2024  |
| 2. 117/181 Fitzroy Street St Kilda VICTORIA 3182 | \$775,000 | 12 July 2024 |
|  |           |              |

**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: 8 August 2024