

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

405/181-185 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$540,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2019 to 31/12/2019 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	210/13 Wellington St ST KILDA 3182	\$580,000	11/12/2019
2	216/33 James St WINDSOR 3181	\$579,000	30/11/2019
3	107/270 High St PRAHRAN 3181	\$530,000	07/01/2020

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:

03/02/2020 09:48



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending December 2019: \$540,000

Comparable Properties



210/13 Wellington St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 11/12/2019

Property Type: Apartment



216/33 James St WINDSOR 3181 (REI)

Agent Comments

2 2 1

Price: \$579,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment



107/270 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 07/01/2020

Property Type: Apartment