

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

106/101 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$550,000

&

\$580,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

to

30/09/2020

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	122/87 High St PRAHRAN 3181	\$575,000	15/07/2020
2	506A/33 Inkerman St ST KILDA 3182	\$570,000	16/07/2020
3	306/519-539 St Kilda Rd MELBOURNE 3004	\$569,000	13/10/2020

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:

07/12/2020 09:07

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending September 2020: \$572,500

Comparable Properties

**122/87 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

**Price:** \$575,000**Method:** Private Sale**Date:** 15/07/2020**Property Type:** Apartment**506A/33 Inkerman St ST KILDA 3182 (REI/VG)**

Agent Comments

**Price:** \$570,000**Method:** Private Sale**Date:** 16/07/2020**Property Type:** Apartment**306/519-539 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

**Price:** \$569,000**Method:** Private Sale**Date:** 13/10/2020**Property Type:** Apartment