

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

3/45 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2018

to 30/09/2019

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	48/151-153 Fitzroy St ST KILDA 3182	\$848,901	20/09/2019
2	17/135-137 Brighton Rd ELWOOD 3184	\$810,000	26/10/2019
3	17/185 Barkly St ST KILDA 3182	\$790,000	18/06/2019

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:

28/11/2019 10:26



Property Type: Apartment

Agent Comments

Comparable Properties



48/151-153 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$848,901

Method: Sold Before Auction

Date: 20/09/2019

Property Type: Apartment



17/135-137 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: Apartment



17/185 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 18/06/2019

Rooms: 5

Property Type: Apartment