

## 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 2H/12 Marine Parade, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

#### Median sale price

Median price \$530,000 House Unit X Suburb St Kilda

Period - From 01/01/2018 to 31/12/2018 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	10/13-15 Spenser St ST KILDA 3182	\$611,000	27/10/2018
2	14/10 Dickens St ELWOOD 3184	\$599,999	11/10/2018
3	108/131 Acland St ST KILDA 3182	\$585,000	04/10/2018

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

Year ending December 2018: \$530,000

## Comparable Properties



**10/13-15 Spenser St ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$611,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** Apartment



**14/10 Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$599,999

**Method:** Sold Before Auction

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** Apartment



**108/131 Acland St ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$585,000

**Method:** Sold Before Auction

**Date:** 04/10/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 908 sqm approx