

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

2/45 Dalgety Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$560,000

&

\$615,000

Median sale price

Median price \$595,500

Property Type Unit

Suburb St Kilda

Period - From 01/10/2019

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	512/582 St Kilda Rd MELBOURNE 3004	\$596,000	07/12/2019
2	33/82 Park St ST KILDA WEST 3182	\$595,000	30/11/2019
3	204/48 Blenheim St BALACLAVA 3183	\$565,000	16/12/2019

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:

03/02/2020 14:20

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Rooms: 3
Property Type: Apartment
Land Size: 70 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
December quarter 2019: \$595,500

Comparable Properties



512/582 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)



Price: \$596,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Apartment



33/82 Park St ST KILDA WEST 3182 (REI) [Agent Comments](#)



Price: \$595,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 2
Property Type: Apartment



204/48 Blenheim St BALACLAVA 3183 (REI) [Agent Comments](#)



Price: \$565,000
Method: Private Sale
Date: 16/12/2019
Rooms: 3
Property Type: Apartment
Land Size: 6 sqm approx