

# 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

12/16-17 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)

Single price

\$570,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2023

to

31/03/2024

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	304/10 Martin St ST KILDA 3182	\$580,000	04/01/2024
2	7/42 Burnett St ST KILDA 3182	\$550,000	03/05/2024
3	12/16 Vautier St ELWOOD 3184	\$550,000	12/02/2024

**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:

01/07/2024 11:29

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**Indicative Selling Price**

\$570,000

**Median Unit Price**

Year ending March 2024: \$530,000



2   1   0

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**304/10 Martin St ST KILDA 3182 (VG)**

Agent Comments

2   -   -

**Price:** \$580,000

**Method:** Sale

**Date:** 04/01/2024

**Property Type:** Subdivided Flat - Single OYO Flat

**7/42 Burnett St ST KILDA 3182 (VG)**

Agent Comments

2   -   -

**Price:** \$550,000

**Method:** Sale

**Date:** 03/05/2024

**Property Type:** Strata Flat - Single OYO Flat



**12/16 Vautier St ELWOOD 3184 (VG)**

Agent Comments

2   -   -

**Price:** \$550,000

**Method:** Sale

**Date:** 12/02/2024

**Property Type:** Stratum Flat

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900