

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

52 Vale Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb St Kilda

Period - From 08/04/2020

to

07/04/2021

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	8 Mount St PRAHRAN 3181	\$1,250,000	27/03/2021
2	421a Inkerman St ST KILDA EAST 3183	\$1,212,000	21/02/2021
3	32 Greeves St ST KILDA 3182	\$1,211,000	27/02/2021

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:

08/04/2021 10:48



3 1 0

Rooms: 5
Property Type: House
Land Size: 209 sqm approx
Agent Comments

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Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
08/04/2020 - 07/04/2021: \$1,390,000

Comparable Properties



8 Mount St PRAHRAN 3181 (REI)

Agent Comments

2 2 -

Price: \$1,250,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)



421a Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$1,212,000
Method: Auction Sale
Date: 21/02/2021
Property Type: House (Res)



32 Greeves St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$1,211,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)