

# 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

9/41 Raglan Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between

\$330,000

&

\$360,000

### Median sale price

Median price

\$615,500

Property Type

Unit

Suburb

St Kilda East

Period - From

15/09/2019

to

14/09/2020

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	2/12 Fitzroy St ST KILDA 3182	\$360,000	28/07/2020
2	7/106 Alexandra St ST KILDA EAST 3183	\$350,000	06/08/2020
3	13/1 Fiona Ct ST KILDA 3182	\$346,500	08/07/2020

**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:

15/09/2020 12:43

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**Indicative Selling Price**  
\$330,000 - \$360,000  
**Median Unit Price**  
15/09/2019 - 14/09/2020: \$615,500



**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 47 sqm approx  
**Agent Comments**

## Comparable Properties



**2/12 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 28/07/2020  
**Rooms:** 3  
**Property Type:** Apartment



**7/106 Alexandra St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 06/08/2020  
**Rooms:** 3  
**Property Type:** Apartment



**13/1 Fiona Ct ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$346,500  
**Method:** Private Sale  
**Date:** 08/07/2020  
**Property Type:** Apartment