

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

2/1 Eildon Court, St Kilda Vic 3182

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$549,000

Property Type

Unit

Suburb

St Kilda

Period - From

24/03/2020

to

23/03/2021

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	1/36 Robe St ST KILDA 3182	\$890,000	10/10/2020
2	7/5 Robe St ST KILDA 3182	\$835,000	18/02/2021
3			

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:

24/03/2021 08:53

2/1 Eildon Court, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$890,000

Median Unit Price

24/03/2020 - 23/03/2021: \$549,000



2 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/36 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$890,000

Method: Auction Sale

Date: 10/10/2020

Property Type: Apartment



7/5 Robe St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$835,000

Method: Auction Sale

Date: 18/02/2021

Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748