

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

6/17 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$492,000

Median sale price

Median price

\$593,250

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2020

to

31/12/2020

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	1/209 Dandenong Rd PRAHRAN 3181	\$482,500	27/03/2021
2	4/17 Robe St ST KILDA 3182	\$481,500	25/02/2021
3	14/167 Fitzroy St ST KILDA 3182	\$480,000	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:

29/03/2021 12:44



Rooms: 2
Property Type: Apartment
Land Size: 48 sqm approx
Agent Comments

Claudio Perruzza
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Indicative Selling Price
\$492,000
Median Unit Price
December quarter 2020: \$593,250

Comparable Properties



1/209 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$482,500
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



4/17 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$481,500
Method: Sold Before Auction
Date: 25/02/2021
Property Type: Apartment



14/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$480,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Apartment