

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

1606/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	1806/3 St Kilda Rd ST KILDA 3182	\$470,000	28/01/2023
2	1906/1-3 St Kilda Rd ST KILDA 3182	\$470,000	23/02/2023
3	806/3 St Kilda Rd ST KILDA 3182	\$440,000	25/10/2022

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:

24/04/2023 16:00



1 bed 1 bathroom 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

March quarter 2023: \$515,000

Comparable Properties

1806/3 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

2 beds 0 bathrooms 0 cars

Price: \$470,000

Method: Sale

Date: 28/01/2023

Property Type: Subdivided Flat - Single OYO Flat



1906/1-3 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$470,000

Method: Private Sale

Date: 23/02/2023

Property Type: Apartment

806/3 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

1 bed 0 bathrooms 0 cars

Price: \$440,000

Method: Sale

Date: 25/10/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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