

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

703/6 Victoria Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2022

to 30/06/2022

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 | 2/79 Marine Pde ELWOOD 3184 | \$1,870,000 | 14/04/2022 |
| 2 | 1203/1 Roy St MELBOURNE 3004 | \$1,850,000 | 10/05/2022 |
| 3 | 902/181 Fitzroy St ST KILDA 3182 | \$1,735,000 | 24/05/2022 |

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:

16/09/2022 09:16



 2
  2
  2

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median Unit Price
 June quarter 2022: \$550,000

Comparable Properties



2/79 Marine Pde ELWOOD 3184 (REI)

Agent Comments

 3
  2
  2

Price: \$1,870,000

Method: Private Sale

Date: 14/04/2022

Property Type: Apartment



1203/1 Roy St MELBOURNE 3004 (VG)

Agent Comments

 3
  -
  -

Price: \$1,850,000

Method: Sale

Date: 10/05/2022

Property Type: Subdivided Flat - Single OYO Flat



902/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,735,000

Method: Private Sale

Date: 24/05/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088