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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,750,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress 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



RT Edgar





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)



Price: \$1,870,000 Method: Private Sale Date: 14/04/2022 Property Type: Apartment Agent Comments

Agent Comments



Price: \$1,850,000 **Method:** Sale

1203/1 Roy St MELBOURNE 3004 (VG)

Date: 10/05/2022 Property Type: Subdivided Flat - Single OYO Flat



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



Agent Comments

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





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