Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | | | | |
|--|---|---------|-------|--------------------------------|----------|--|--------|----------|----------------------|--|
| Including sub | | 6/82 Gr | ey St | reet, St Kilda | Vic 3182 | | | | | |
| Indicative sel | ling pric | e | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
| Single price \$219,500 | | | | | | | | | | |
| Median sale p | orice | | | | | | | | | |
| Median price | n price \$520,000 | | Pro | operty Type | Jnit | | Suburb | St Kilda | | |
| Period - From | eriod - From 01/01/2024 t | | | 31/12/2024 Source REIV | | | 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 | | | | | | | Pr | rice | Date of sale | |
| 1 | | | | | | | | | | |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | | |
| OR | | | | | | | · | | | |
| | _ | _ | | epresentative wo kilometres | - | | | | ee comparable onths. | |
| | This Statement of Information was prepared on: 12/03/2025 10:55 | | | | | | | | | |



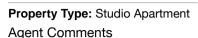




Indicative Selling Price \$219,500 Median Unit Price

Year ending December 2024: \$520,000







Comparable Properties

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 - Whiting & Co Professionals St Kilda | P: 03 95348014



