

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

1/45 Robe Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3/78 Barkly Street St Kilda VIC 3182	\$555,999	29-May-21
9/2A Robe Street St Kilda VIC 3182	\$565,000	03-Jul-21
112/173-177 Barkly Street St Kilda VIC 3182	\$532,500	25-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 18 November 2021

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3/78 Barkly Street St Kilda VIC 3182 Sold Price **\$555,999** Sold Date **29-May-21**

 2  1  1

Distance **0.32km**



9/2A Robe Street St Kilda VIC 3182 Sold Price **\$565,000** Sold Date **03-Jul-21**

 2  1  1

Distance **0.35km**



112/173-177 Barkly Street St Kilda VIC 3182 Sold Price ^{RS} **\$532,500** Sold Date **25-Oct-21**

 2  1  1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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