

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*



Property offered for sale

Street: 204/3-5 St Kilda Rd

Suburb: St Kilda

State: VIC

Postcode: 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: \$ 350,000

~~OR~~

~~Range between: \$ _____ and \$ _____~~

Median sale price

Median price: \$ 387,500

Property type: 1 bed unit

Suburb: St Kilda

Period - From: 01 / 01 / 2023 to: 31 / 12 / 2023 Source: REA

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	<u>113/3 St Kilda Road, St Kilda, Vic 3182</u>	<u>\$ 345,000</u>	<u>20 / 12 / 2023</u>
2	<u>17/14 Fitzroy Street, St Kilda, Vic 3182</u>	<u>\$ 380,000</u>	<u>19 / 12 / 2023</u>
3	<u>1103/3 St Kilda Road, St Kilda, Vic 3182</u>	<u>\$ 435,000</u>	<u>17 / 08 / 2023</u>

~~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: 29 January 2024