

## 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

1/26 ROBE STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 6/31 ROBE STREET ST KILDA VIC 3182     | \$1,610,000 | 12-Oct-21 |
| 2/33 ROBE STREET ST KILDA VIC 3182     | \$1,700,000 | 12-Dec-21 |
| 1/22 TENNYSON STREET ST KILDA VIC 3182 | \$1,672,500 | 08-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: 08 March 2022

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**6/31 ROBE STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$1,610,000** <sup>UN</sup> Sold Date **12-Oct-21**

3 1 1

Distance **0.1km**

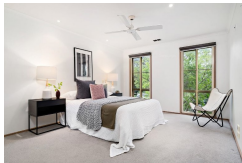


**2/33 ROBE STREET ST KILDA VIC 3182**

Sold Price <sup>RS</sup> **\$1,700,000** <sup>UN</sup> Sold Date **12-Dec-21**

3 1 1

Distance **0.1km**



**1/22 TENNYSON STREET ST KILDA VIC 3182**

Sold Price **\$1,672,500** Sold Date **08-Oct-21**

3 2 2

Distance **1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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