## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000	
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## Median sale price

Median price	\$593,250	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/10/2020	to	31/12/2020		Source	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

Add	dress of comparable property	Price	Date of sale
1	1/41-43 Alma Rd ST KILDA 3182	\$582,500	07/03/2021
2	11/2a Robe St ST KILDA 3182	\$580,000	22/01/2021
3	1/19 Camden St BALACLAVA 3183	\$560,000	27/03/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/04/2021 10:42





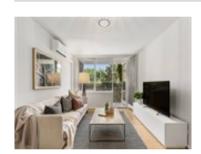




**Property Type:** Strata Apartment Agent Comments

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price December quarter 2020: \$593,250

# Comparable Properties



1/41-43 Alma Rd ST KILDA 3182 (REI)

2



**6** 

Price: \$582,500 Method: Private Sale Date: 07/03/2021

Property Type: Apartment

**Agent Comments** 



11/2a Robe St ST KILDA 3182 (REI/VG)

2







Price: \$580,000 Method: Private Sale Date: 22/01/2021

Property Type: Apartment

**Agent Comments** 



1/19 Camden St BALACLAVA 3183 (REI)





**Price:** \$560,000 **Method:** Auction Sale **Date:** 27/03/2021

Property Type: Apartment

Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



