

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

11/44 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$593,250 Property 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	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 comparable properties 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



 2  1  2

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)

Agent Comments

 2  1  1

Price: \$582,500

Method: Private Sale

Date: 07/03/2021

Property Type: Apartment



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

Agent Comments

 2  1  2

Price: \$580,000

Method: Private Sale

Date: 22/01/2021

Property Type: Apartment



1/19 Camden St BALACLAVA 3183 (REI)

Agent Comments

 2  1  2

Price: \$560,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment