Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	207/2 Princes Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$585,000	&	\$600,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	201/163 Fitzroy St ST KILDA 3182	\$600,000	28/12/2023
2	106/181 Fitzroy St ST KILDA 3182	\$600,000	05/02/2024
3	103b/21 Inkerman St ST KILDA 3182	\$595,000	20/02/2024

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:	12/03/2024 09:22



Date of sale



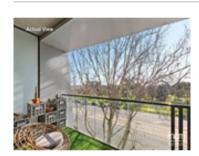




Property Type: Apartment Agent Comments

Indicative Selling Price \$585,000 - \$600,000 Median Unit Price December quarter 2023: \$600,000

Comparable Properties



201/163 Fitzroy St ST KILDA 3182 (REI/VG)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 28/12/2023

Property Type: Apartment



106/181 Fitzroy St ST KILDA 3182 (REI)

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Price: \$600,000 **Method:** Private Sale **Date:** 05/02/2024

Property Type: Apartment

Agent Comments



103b/21 Inkerman St ST KILDA 3182 (REI)

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6

Price: \$595,000 **Method:** Private Sale **Date:** 20/02/2024

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



