

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

13/45 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000 & \$530,000

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	10/98 Park St ST KILDA WEST 3182	\$525,000	12/03/2021
2	2/16 Robe St ST KILDA 3182	\$520,000	01/04/2021
3	5/108 Park St ST KILDA WEST 3182	\$506,000	24/03/2021

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:

15/04/2021 09:19



Rooms: 3
Property Type: Apartment
Land Size: 65 sqm approx
Agent Comments

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Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
December quarter 2020: \$593,250

Comparable Properties



10/98 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 12/03/2021
Property Type: Apartment



2/16 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$520,000
Method: Expression of Interest
Date: 01/04/2021
Property Type: Apartment



5/108 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment