## 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

1/20 Loch Street, St Kilda West Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$620,000		&		\$670,000				
Median sale p	rice								
Median price	\$490,500	Pro	operty Type	Unit			Suburb	St Kilda West	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17/167 Fitzroy St ST KILDA 3182	\$700,000	03/06/2023
2	15/58 Grey St ST KILDA 3182	\$633,000	21/03/2023
3	3/45 Dalgety St ST KILDA 3182	\$625,000	15/04/2023

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:

19/07/2023 10:13







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median Unit Price June quarter 2023: \$490,500

# **Comparable Properties**



17/167 Fitzroy St ST KILDA 3182 (REI)



Price: \$700,000 Method: Private Sale Date: 03/06/2023 Property Type: Apartment Agent Comments

Agent Comments



15/58 Grey St ST KILDA 3182 (REI)

3/45 Dalgety St ST KILDA 3182 (REI)



Price: \$633,000 Method: Private Sale Date: 21/03/2023 Property Type: Apartment

Agent Comments



Price: \$625,000 Method: Auction Sale Date: 15/04/2023 Property Type: Unit

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#### Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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