

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 between \$620,000 & \$670,000

Median sale price

Median price \$490,500 Property Type Unit Suburb St Kilda West

Period - From 01/04/2023 to 30/06/2023 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 | 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



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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)

Agent Comments

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



15/58 Grey St ST KILDA 3182 (REI)

Agent Comments

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



3/45 Dalgety St ST KILDA 3182 (REI)

Agent Comments

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

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