Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/54 Blessington Street, St Kilda Vic 3182
Including suburb and postcode	

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$535,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From 01/04/2022	to	31/03/2023	Sou	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.

Address of comparable property

1	8/12 St Leonards Av ST KILDA 3182	\$800,000	25/03/2023
2	21/133-135 Fitzroy St ST KILDA 3182	\$799,000	15/06/2023
3	6/17 Herbert St ST KILDA 3182	\$785,000	03/06/2023

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:	25/06/2023 09:46



Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$799,000 Median Unit Price Year ending March 2023: \$535,000

Comparable Properties



8/12 St Leonards Av ST KILDA 3182 (REI/VG)

2 - 1

Price: \$800,000 Method: Auction Sale Date: 25/03/2023

Property Type: Unit



21/133-135 Fitzroy St ST KILDA 3182 (REI)

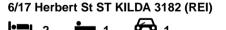
1 2 **1** 1

Price: \$799,000 Method: Private Sale Date: 15/06/2023

Property Type: Apartment

Agent Comments

Agent Comments



Price: \$785,000 **Method:** Auction Sale **Date:** 03/06/2023

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



