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

10/8 Te-arai Avenue, St Kilda East Vic 3183

Indicative selling price

	For	the	meaning	of th	nis price	see consumer.vic.gov	.au/underquoting
--	-----	-----	---------	-------	-----------	----------------------	------------------

Single price \$350,000

Median sale price

Median price	\$605,000	Pro	operty Type Unit	t	Subu	rb St Kilda East
Period - From	01/04/2023	to	31/03/2024	Sou	Irce 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.

Add	dress of comparable property	Price	Date of sale
1	4/8 Te Arai Av ST KILDA EAST 3183	\$401,000	14/12/2023
2	3/31 Howitt St SOUTH YARRA 3141	\$302,000	06/03/2024
3	302/135 Inkerman St ST KILDA 3182	\$300,000	19/04/2024

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:

28/05/2024 14:41









Property Type: Apartment Agent Comments Indicative Selling Price \$350,000 Median Unit Price Year ending March 2024: \$605,000

Comparable Properties



4/8 Te Arai Av ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$401,000 Method: Sold Before Auction Date: 14/12/2023 Rooms: 3 Property Type: Apartment

Agent Comments



Price: \$302,000 Method: Private Sale Date: 06/03/2024 Property Type: Apartment

302/135 Inkerman St ST KILDA 3182 (REI)

3/31 Howitt St SOUTH YARRA 3141 (REI/VG)

🛏 1 🗰 1 🛱 -

Agent Comments



Price: \$300,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.