

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 this price see consumer.vic.gov.au/underquoting

Single price

\$350,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2023

to

31/03/2024

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 | 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



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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

1 1 1

Price: \$401,000

Method: Sold Before Auction

Date: 14/12/2023

Rooms: 3

Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$302,000

Method: Private Sale

Date: 06/03/2024

Property Type: Apartment



302/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 -

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