## 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

10g/12 Marine Parade, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$770,000		&		\$840,000					
Median sale p	rice									
Median price	\$600,000	Pro	operty Type	Unit			Suburb	St Kilda		
Period - From	01/10/2023	to	31/12/2023		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	10A/12 Marine Pde ST KILDA 3182	\$900,000	07/03/2024
2	53/13 The Esplanade ST KILDA 3182	\$810,000	13/12/2023
3	419/181 Fitzroy St ST KILDA 3182	\$780,000	04/02/2024

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:

26/03/2024 12:28









Property Type: Apartment Agent Comments

Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> **Indicative Selling Price** \$770,000 - \$840,000 **Median Unit Price** December quarter 2023: \$600,000

# **Comparable Properties**



10A/12 Marine Pde ST KILDA 3182 (REI)



Price: \$900,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment Agent Comments



53/13 The Esplanade ST KILDA 3182 (REI)

Agent Comments





Price: \$810,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment

419/181 Fitzroy St ST KILDA 3182 (REI)



Agent Comments



Price: \$780.000 Method: Private Sale Date: 04/02/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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