

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

12/16-17 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between

\$520,000

&

\$572,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

10/04/2023

to

09/04/2024

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	7/193 Brighton Rd ELWOOD 3184	\$560,000	23/03/2024
2	3/37 Tennyson St ELWOOD 3184	\$535,000	23/03/2024
3	2/16-17 Marine Pde ST KILDA 3182	\$530,000	19/12/2023

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:

10/04/2024 14:59



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/193 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



3/37 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$535,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



2/16-17 Marine Pde ST KILDA 3182 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment