# 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

12/45 Marine Parade, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,150,000		&		\$1,250,0	00		
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	6/358 Beaconsfield Pde ST KILDA WEST 3182	\$1,275,000	18/08/2023
2	303/27 Herbert St ST KILDA 3182	\$1,185,000	07/10/2023
3	203/29 Foam St ELWOOD 3184	\$1,100,000	04/12/2023

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:

23/01/2024 11:25









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price December quarter 2023: \$600,000

# **Comparable Properties**





6/358 Beaconsfield Pde ST KILDA WEST 3182 Agent Comments (REI/VG)



Price: \$1,275,000 Method: Private Sale Date: 18/08/2023 Property Type: Apartment

303/27 Herbert St ST KILDA 3182 (VG)

Agent Comments



Price: \$1,185,000 Method: Sale Date: 07/10/2023 Property Type: Strata Unit/Flat



203/29 Foam St ELWOOD 3184 (REI)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment

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





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