

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	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



 2   
  2   
  2

**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 (REI/VG) Agent Comments

 2   
  2   
  1

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



303/27 Herbert St ST KILDA 3182 (VG) Agent Comments

 2   
  -   
  -

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



203/29 Foam St ELWOOD 3184 (REI) Agent Comments

 2   
  2   
  1

**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