Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$680,000

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$690,000	&	\$740,000
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Median sale price

Median price	\$543,750	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	11/01/2023	to	10/01/2024		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	2/3 Eildon Ct ST KILDA 3182	\$745,000	25/11/2023
2	1/2 Hood St ELWOOD 3184	\$720,000	16/12/2023

OR

3

1/8 Henry St WINDSOR 3181

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:	11/01/2024 15:40



30/11/2023









Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 11/01/2023 - 10/01/2024: \$543,750

Comparable Properties



2/3 Eildon Ct ST KILDA 3182 (REI)

2





Price: \$745,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit **Agent Comments**



1/2 Hood St ELWOOD 3184 (REI)

–– 2







Price: \$720,000 Method: Auction Sale Date: 16/12/2023

Property Type: Apartment

Agent Comments



1/8 Henry St WINDSOR 3181 (REI)

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Price: \$680,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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