

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

15/5 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$481,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2024

to 31/03/2024

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	303/594 St Kilda Rd MELBOURNE 3004	\$313,000	10/12/2023
2	4/7 Cardigan St ST KILDA EAST 3183	\$310,000	13/02/2024
3	9/57 Chapel St ST KILDA 3182	\$310,000	31/01/2024

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:

13/05/2024 17:20



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$310,000
Median Unit Price
March quarter 2024: \$481,000

Comparable Properties



303/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$313,000
Method: Private Sale
Date: 10/12/2023
Property Type: Apartment



4/7 Cardigan St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$310,000
Method: Private Sale
Date: 13/02/2024
Rooms: 2
Property Type: Apartment



9/57 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment

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