

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

2/40 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2022 to 30/09/2023 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	38 Charles St ST KILDA 3182	\$1,800,000	20/11/2023
2	43 Blenheim St BALACLAVA 3183	\$1,735,000	27/11/2023
3	72 Pakington St ST KILDA 3182	\$1,665,000	15/12/2023

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:

21/12/2023 15:04

Nick Johnstone

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

Year ending September 2023: \$530,000



Property Type:

Agent Comments

Comparable Properties



38 Charles St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

Land Size: 296 sqm approx



43 Blenheim St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,735,000

Method: Private Sale

Date: 27/11/2023

Property Type: House (Res)



72 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,665,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

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