## 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

2/75 Spenser Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$525,000		&		\$575,000			
Median sale pi	rice							
Median price	\$515,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/127 Brighton Rd ELWOOD 3184	\$575,000	06/06/2023
2	6/19 Mitford St ST KILDA 3182	\$555,000	13/02/2023
3	1/17 Burnett St ST KILDA 3182	\$525,000	18/03/2023

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:

21/06/2023 16:06







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median Unit Price March quarter 2023: \$515,000

# **Comparable Properties**



1/127 Brighton Rd ELWOOD 3184 (REI)



Price: \$575,000 Method: Private Sale Date: 06/06/2023 Property Type: Apartment Agent Comments

Agent Comments



6/19 Mitford St ST KILDA 3182 (VG)

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Price: \$555,000 Method: Sale Date: 13/02/2023 Property Type: Strata Flat - Single OYO Flat



1/17 Burnett St ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$525,000 Method: Private Sale Date: 18/03/2023 Property Type: Apartment Land Size: 70 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





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