Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$370,000

Property	offered	for sale
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Address	205/3-5 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$360,000	&	\$390,000
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Median sale price

Median price	\$532,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	06/02/2023	to	05/02/2024	Sc	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

P13/3-5 St Kilda Rd ST KILDA 3182

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.

Ad	dress of comparable property	Price	Date of sale
1	1103/3 St Kilda Rd ST KILDA 3182	\$435,000	17/08/2023
2	4/7 Woonsocket Ct ST KILDA 3182	\$380,000	20/11/2023

OR

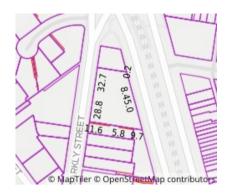
3

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:	06/02/2024 15:11



09/01/2024





Agent Comments

Ami Russell 03 9585 5667 0447 020 608 amirussell@jelliscraig.com.au

Indicative Selling Price \$360,000 - \$390,000 Median Unit Price 06/02/2023 - 05/02/2024: \$532,000

Comparable Properties

1103/3 St Kilda Rd ST KILDA 3182 (VG)

🛏 1 👆 - 🛱

Price: \$435,000 Method: Sale Date: 17/08/2023

Property Type: Subdivided Flat - Single OYO

Flat

4/7 Woonsocket Ct ST KILDA 3182 (VG)

4 1 🙀 - 🛱

Price: \$380,000 Method: Sale Date: 20/11/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

P13/3-5 St Kilda Rd ST KILDA 3182 (REI)

🛏 1 👆 1 🛱

Price: \$370,000 Method: Private Sale Date: 09/01/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig



