

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 205/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$532,000 Property Type Unit Suburb St Kilda

Period - From 06/02/2023 to 05/02/2024 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	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
3	P13/3-5 St Kilda Rd ST KILDA 3182	\$370,000	09/01/2024

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: 06/02/2024 15:11

205/3-5 St Kilda Road, St Kilda Vic 3182

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Property Type: Apartment
Agent Comments

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)

[Agent Comments](#)



Price: \$435,000
Method: Sale
Date: 17/08/2023
Property Type: Subdivided Flat - Single OYO Flat

4/7 Woonsocket Ct ST KILDA 3182 (VG)

[Agent Comments](#)



Price: \$380,000
Method: Sale
Date: 20/11/2023
Property Type: Flat/Unit/Apartment (Res)

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

[Agent Comments](#)



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

Account - Jellis Craig



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