Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/13-15 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 betwee	\$670,000		&		\$730,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	6/2a Robe St ST KILDA 3182	\$721,000	11/12/2023
2	3/5 Herbert St ST KILDA 3182	\$720,000	08/01/2024
3	6/26a Acland St ST KILDA 3182	\$700,000	16/12/2023

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.

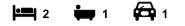
This Statement of Information was prepared on:

15/02/2024 09:45









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2023: \$600,000

Comparable Properties



6/2a Robe St ST KILDA 3182 (REI/VG)



Price: \$721,000 Method: Private Sale Date: 11/12/2023 Property Type: Apartment Agent Comments



Price: \$720,000 Method: Private Sale Date: 08/01/2024 Property Type: Apartment

2



6/26a Acland St ST KILDA 3182 (REI)

3/5 Herbert St ST KILDA 3182 (REI)

D 1



Price: \$700,000 Method: Private Sale Date: 16/12/2023 Property Type: Apartment Agent Comments

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400



propertydata

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