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

3/36 Blanche Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$745,000		&		\$775,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2022	to	30/09/2023		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	8/15 Dickens St ELWOOD 3184	\$790,000	17/10/2023
2	9/135-137 Brighton Rd ELWOOD 3184	\$757,500	28/10/2023
3	19/135-137 Brighton Rd ELWOOD 3184	\$710,000	25/10/2023

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:

09/11/2023 11:21









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$745,000 - \$775,000 **Median Unit Price** Year ending September 2023: \$530,000

Comparable Properties



8/15 Dickens St ELWOOD 3184 (REI)





Price: \$790,000 Method: Sold Before Auction Date: 17/10/2023 Property Type: Unit

Agent Comments

Agent Comments



9/135-137 Brighton Rd ELWOOD 3184 (REI)





Price: \$757,500 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

19/135-137 Brighton Rd ELWOOD 3184 (REI)



Agent Comments



Price: \$710.000 Method: Sold Before Auction Date: 25/10/2023 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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