

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 consumer.vic.gov.au/underquoting

Range between \$745,000 & \$775,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2022 to 30/09/2023 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	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)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: Unit



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

Agent Comments



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