

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

3/53a Jackson Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	14 Charles St ST KILDA 3182	\$1,525,000	05/04/2023
2	2/49 Spenser St ST KILDA 3182	\$1,520,000	03/06/2023
3	54 High St PRAHRAN 3181	\$1,510,000	06/05/2023

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:

07/06/2023 15:02



Property Type: House (Res)
Land Size: 77 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
March quarter 2023: \$515,000

Comparable Properties



14 Charles St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 05/04/2023
Property Type: Townhouse (Res)
Land Size: 202 sqm approx



2/49 Spenser St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)



54 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)

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