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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,450,000		&		\$1,550,0	00		
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2023	to	31/03/2023		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	ss 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

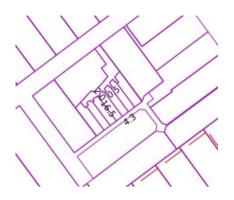
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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) 3 2 1 Price: \$1,520,000 Method: Auction Sale Date: 03/06/2023 Property Type: Townhouse (Res)	Agent Comments
54 High St PRAHRAN 3181 (REI) 3 2 2 2 2 Price: \$1.510.000	Agent Comments

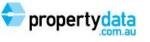


Price: \$1,510,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res)

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





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