Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	22/151 Fitzroy St ST KILDA 3182	\$870,000	27/08/2023
2	G03/2 Albert St ST KILDA 3182	\$831,000	04/12/2023
3	6/16 St Leonards Av ST KILDA 3182	\$820,000	09/11/2023

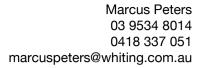
OR

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

This Statement of Information was prepared on:	13/02/2024 14:52







Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** Year ending December 2023: \$555,000





Property Type: Apartment **Agent Comments**



Comparable Properties

22/151 Fitzroy St ST KILDA 3182 (REI/VG)





Price: \$870,000 Method: Auction Sale Date: 27/08/2023

Property Type: Apartment

Agent Comments



G03/2 Albert St ST KILDA 3182 (VG)





Price: \$831,000 Method: Sale Date: 04/12/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



6/16 St Leonards Av ST KILDA 3182 (REI)





Price: \$820.000

Method: Sold Before Auction

Date: 09/11/2023 Property Type: Unit Agent Comments

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



