

# 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

5/47 Spenser Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$275,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2023

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	Price	Date of sale
1	8/25 Byron St ELWOOD 3184	\$280,000	30/08/2023
2	33/38 Charnwood Rd ST KILDA 3182	\$275,000	05/09/2023
3	5/25 Foam St ELWOOD 3184	\$265,000	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:

22/02/2024 09:37



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$275,000

**Median Unit Price**

December quarter 2023: \$600,000

## Comparable Properties



**8/25 Byron St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$280,000

**Method:** Sold Before Auction

**Date:** 30/08/2023

**Property Type:** Apartment



**33/38 Charnwood Rd ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$275,000

**Method:** Sale

**Date:** 05/09/2023

**Property Type:** Strata Flat - Single OYO Flat



**5/25 Foam St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$265,000

**Method:** Private Sale

**Date:** 25/10/2023

**Property Type:** Apartment

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