# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	6/2a Robe Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2022	to	30/09/2023	So	ource	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	12/12c Chapel St ST KILDA 3182	\$720,000	27/09/2023
2	3/22 Orange Gr BALACLAVA 3183	\$718,500	10/05/2023
3	9/19 Robe St ST KILDA 3182	\$691,000	25/05/2023

#### 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:	30/10/2023 11:44









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$660,000 - \$720,000 **Median Unit Price** Year ending September 2023: \$530,000

# Comparable Properties



12/12c Chapel St ST KILDA 3182 (REI)





Price: \$720,000 Method: Auction Sale Date: 27/09/2023

Property Type: Apartment

**Agent Comments** 









Price: \$718,500 Method: Auction Sale Date: 10/05/2023

Property Type: Apartment

Agent Comments



9/19 Robe St ST KILDA 3182 (REI/VG)







Price: \$691.000

Method: Sold Before Auction

Date: 25/05/2023

Property Type: Apartment

Agent Comments

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





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