

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

7/31 The Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb St Kilda East

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	Price	Date of sale
1	3/7 Marine Av ST KILDA 3182	\$1,250,000	04/12/2023
2	3d Vautier St ELWOOD 3184	\$1,240,000	02/12/2023
3	71b Alma Rd ST KILDA 3182	\$1,130,000	16/12/2023

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:

27/02/2024 12:29



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2023: \$1,620,000

Comparable Properties



3/7 Marine Av ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,250,000
Method: Expression of Interest
Date: 04/12/2023
Property Type: Townhouse (Res)



3d Vautier St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,240,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)



71b Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000
Method: Sold Before Auction
Date: 16/12/2023
Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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