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 7/47	7 Acland Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000 & \$650,000	Range between	\$620,000	&	\$650,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Jnit		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.

Add	ress of comparable property	Price	Date of sale
1	8/44 Robe St ST KILDA 3182	\$650,000	28/09/2023
2	16/10a Mitford St ST KILDA 3182	\$635,000	04/10/2023

OR

3

6/2a Foster St ST KILDA 3182

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:	27/03/2024 17:30

\$623,000



08/03/2024







Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$650,000 **Median Unit Price** December quarter 2023: \$600,000

Comparable Properties



8/44 Robe St ST KILDA 3182 (REI/VG)





Price: \$650,000 Method: Private Sale Date: 28/09/2023

Property Type: Apartment

Agent Comments



16/10a Mitford St ST KILDA 3182 (REI/VG)

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Price: \$635,000 Method: Private Sale Date: 04/10/2023

Property Type: Apartment

Agent Comments



6/2a Foster St ST KILDA 3182 (REI)



Price: \$623.000 Method: Private Sale Date: 08/03/2024

Property Type: Apartment

Agent Comments

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





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