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

Range between \$395,500	&	\$435,000
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Median sale price

Median price	\$530,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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	20/8 St Leonards Av ST KILDA 3182	\$399,000	10/05/2024
2	16/8 St Leonards Av ST KILDA 3182	\$435,000	29/04/2024
3	1/105-107 Park St ST KILDA WEST 3182	\$429,000	17/04/2024

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:	04/06/2024 16:32





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Indicative Selling Price \$395,500 - \$435,000 Median Unit Price Year ending March 2024: \$530,000

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Rooms: 2

Property Type: Apartment Agent Comments



Comparable Properties

20/8 St Leonards Av ST KILDA 3182 (REI)

= 1 **=** 1 **=**

Price: \$399,000 Method:

Date: 10/05/2024 **Property Type:** Apartment

Agent Comments

16/8 St Leonards Av ST KILDA 3182 (REI)

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Price: \$435,000 Method: Private Sale Date: 29/04/2024

Property Type: Apartment

Agent Comments

Agent Comments



1/105-107 Park St ST KILDA WEST 3182 (REI)

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Price: \$429,000 Method: Private Sale Date: 17/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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