

# 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 8 Glenmark Avenue, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/07/2022 to 30/06/2023 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	25 Duke St ST KILDA 3182	\$1,412,000	11/05/2023
2	24 Odessa St ST KILDA 3182	\$1,377,000	22/04/2023
3	92 Westbury St BALACLAVA 3183	\$1,325,000	29/04/2023

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: 15/09/2023 15:28



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**Property Type:** House  
**Land Size:** 191 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending June 2023: \$1,570,000

## Comparable Properties



**25 Duke St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 2  1  -

**Price:** \$1,412,000  
**Method:** Private Sale  
**Date:** 11/05/2023  
**Property Type:** House  
**Land Size:** 203 sqm approx



**24 Odessa St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,377,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 223 sqm approx



**92 Westbury St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx