## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 804/101 St Kilda Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$400,000		&		\$420,000			
Median sale pr	rice							
Median price	\$542,750	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2023	to	30/06/2023		So	urce	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	dress of comparable property	Price	Date of sale
1	504/1a Peel St WINDSOR 3181	\$420,000	05/06/2023
2	3/126 Inkerman St ST KILDA 3182	\$407,000	04/08/2023
3	3/45 Clyde St ST KILDA 3182	\$405,000	17/08/2023

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:

13/09/2023 09:32









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price June quarter 2023: \$542,750

# **Comparable Properties**



504/1a Peel St WINDSOR 3181 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 05/06/2023 Property Type: Apartment Agent Comments



3/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$407,000 Method: Private Sale Date: 04/08/2023 Property Type: Apartment

3/45 Clyde St ST KILDA 3182 (REI)



Agent Comments



Price: \$405,000 Method: Private Sale Date: 17/08/2023 Property Type: Unit

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





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