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 9 Smith Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,585,000	Pro	operty Type	Hou	ise		Suburb	St Kilda
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	7a Neptune St ST KILDA 3182	\$2,190,000	08/12/2023
2	5 Myrtle St ST KILDA EAST 3183	\$2,180,000	15/08/2023
3	62 Milton St ELWOOD 3184	\$2,110,000	31/10/2023

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:

30/01/2024 09:13









Property Type: House (Previously Occupied - Detached) Land Size: 416 sqm approx Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending December 2023: \$1,585,000

Comparable Properties



7a Neptune St ST KILDA 3182 (REI/VG)

5 Myrtle St ST KILDA EAST 3183 (REI/VG)

2

6 2



Price: \$2,190,000 Method: Private Sale Date: 08/12/2023 Property Type: House Land Size: 173 sqm approx Agent Comments



Price: \$2,180,000 Method: Private Sale Date: 15/08/2023 Property Type: House

Land Size: 426 sqm approx

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62 Milton St ELWOOD 3184 (REI)

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Agent Comments

Agent Comments

Price: \$2,110,000 Method: Private Sale Date: 31/10/2023 Property Type: House (Res)

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



propertydata

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