### 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

g06/2 Princes Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$375,000		&		\$410,000			
Median sale pi	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2503/3-5 St Kilda Rd ST KILDA 3182	\$410,000	17/05/2024
2	13/14-16 Fitzroy St ST KILDA 3182	\$385,000	07/05/2024
3	19/23 Mitford St ST KILDA 3182	\$375,000	23/01/2024

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:

03/06/2024 13:00



## **JellisCraig**





Rooms: 2 Property Type: Apartment Agent Comments lliass Okaf 03 8644 5500 0481 797 691 iliassokaf@jelliscraig.com.au

Indicative Selling Price \$375,000 - \$410,000 Median Unit Price Year ending March 2024: \$530,000

# **Comparable Properties**



2503/3-5 St Kilda Rd ST KILDA 3182 (REI)



Price: \$410,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment

Agent Comments

Agent Comments



13/14-16 Fitzroy St ST KILDA 3182 (REI)



Price: \$385,000 Method: Private Sale Date: 07/05/2024 Rooms: 2 Property Type: Apartment



19/23 Mitford St ST KILDA 3182 (REI/VG)



Agent Comments

Price: \$375,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment

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





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