

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

GF/12 Marine Parade, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$520,000

Median sale price

Median price \$540,000 Property Type Unit Suburb St Kilda

Period - From 08/01/2023 to 07/01/2024 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	Price	Date of sale
1	11/7 Alfred Sq ST KILDA 3182	\$600,000	03/08/2023
2	5/8 St Leonards Av ST KILDA 3182	\$480,000	31/08/2023
3	4C/21 The Esplanade ST KILDA 3182	\$475,000	29/08/2023

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:

08/01/2024 16:16



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

08/01/2023 - 07/01/2024: \$540,000

Comparable Properties



11/7 Alfred Sq ST KILDA 3182 (VG)

1
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Agent Comments

1 bathroom, 1 car park

Price: \$600,000

Method: Sale

Date: 03/08/2023

Property Type: Strata Unit/Flat



5/8 St Leonards Av ST KILDA 3182 (REI/VG)

1
 1
 1

Agent Comments

Price: \$480,000

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment



4C/21 The Esplanade ST KILDA 3182 (REI)

1
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 1

Agent Comments

Price: \$475,000

Method: Private Sale

Date: 29/08/2023

Property Type: Apartment

Account - Atria Real Estate