

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

19 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,486,000 Property Type House Suburb St Kilda

Period - From 28/02/2023 to 27/02/2024 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 | 9 Odessa St ST KILDA 3182 | \$2,700,000 | 24/02/2024 |
| 2 | 1 Alfred Sq ST KILDA 3182 | \$2,530,000 | 31/01/2024 |
| 3 | | | |

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: 28/02/2024 12:54



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Property Type: House
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

28/02/2023 - 27/02/2024: \$1,486,000

Comparable Properties



9 Odessa St ST KILDA 3182 (REI)

Agent Comments

 4  2  -

Price: \$2,700,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 421 sqm approx



1 Alfred Sq ST KILDA 3182 (REI)

Agent Comments

 4  2  1

Price: \$2,530,000
Method: Private Sale
Date: 31/01/2024
Property Type: House

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.