## 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

1/4 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	\$890,000		&		\$970,000			
Median sale p	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.

Ad	dress of comparable property	Price	Date of sale
1	58/151-153 Fitzroy St ST KILDA 3182	\$1,032,000	26/08/2023
2	2/43 Acland St ST KILDA 3182	\$1,025,000	08/07/2023
3	1/139 Argyle St ST KILDA 3182	\$974,000	22/08/2023

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:

02/10/2023 16:36



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Property Type: Apartment Agent Comments Matthew Grima 9832 1167 0403 438 601 matthew.grima@marshallwhite.com.au

> Indicative Selling Price \$890,000 - \$970,000 Median Unit Price June quarter 2023: \$542,750

# **Comparable Properties**



58/151-153 Fitzroy St ST KILDA 3182 (REI)



Price: \$1,032,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit

2/43 Acland St ST KILDA 3182 (VG)

Agent Comments

Agent Comments



Price: \$1,025,000 Method: Sale Date: 08/07/2023 Property Type: Strata Flat - Single OYO Flat



1/139 Argyle St ST KILDA 3182 (REI)



Property Type: Apartment

Date: 22/08/2023

Price: \$974,000 Method: Sold Before Auction Agent Comments

Account - Marshall White | P: 03 9822 9999





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