

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 consumer.vic.gov.au/underquoting

Range between \$890,000 & \$970,000

Median sale price

Median price \$542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	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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Indicative Selling Price

\$890,000 - \$970,000

Median Unit Price

June quarter 2023: \$542,750



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

3 2 1

Price: \$1,032,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit



2/43 Acland St ST KILDA 3182 (VG)

Agent Comments

2 - -

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)

Agent Comments

2 1 2

Price: \$974,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999