

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

63 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,004,500 Property Type House Suburb St Kilda

Period - From 01/10/2022 to 31/12/2022 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	7 Normandy Rd ELWOOD 3184	\$2,750,000	17/11/2022
2	13 Marilton Cr ST KILDA 3182	\$2,660,000	17/12/2022
3	12 John St ELWOOD 3184	\$2,600,000	23/10/2022

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:

31/01/2023 10:27

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

December quarter 2022: \$2,004,500



3 2 2

Property Type: House

Agent Comments

Comparable Properties



7 Normandy Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$2,750,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 418 sqm approx



13 Marlon Cr ST KILDA 3182 (REI)

Agent Comments

4 2 1

Price: \$2,660,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 541 sqm approx



12 John St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Private Sale

Date: 23/10/2022

Property Type: House

Land Size: 314 sqm approx

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