

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

4/20 Marine Parade St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

3/9 Herbert Street St Kilda VIC 3182	\$720,000	15-Mar-19
13/16 Tennyson Street St Kilda VIC 3182	\$750,000	21-Jun-19
205/60-62 Broadway Elwood VIC 3184	\$700,000	02-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



**3/9 Herbert Street St Kilda VIC
3182**

2 1 1

Sold Price

\$720,000

Sold Date

15-Mar-19

Distance

0.48km



**13/16 Tennyson Street St Kilda VIC
3182**

2 1 2

Sold Price

\$750,000

Sold Date

21-Jun-19

Distance

0.79km



**205/60-62 Broadway Elwood VIC
3184**

2 2 1

Sold Price

\$700,000

Sold Date

02-Apr-19

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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