

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

34 Marlton Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,181,000 Property Type House Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	28 Albion St SOUTH YARRA 3141	\$1,273,000	23/02/2023
2	80a Peel St WINDSOR 3181	\$1,225,000	25/02/2023
3	37 Blanche St ST KILDA 3182	\$1,200,000	21/12/2022

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:

23/05/2023 10:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2023: \$1,181,000

Comparable Properties



28 Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,273,000
Method: Private Sale
Date: 23/02/2023
Property Type: House
Land Size: 154 sqm approx



80a Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 150 sqm approx



37 Blanche St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 21/12/2022
Property Type: House
Land Size: 209 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371