

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

7/43-44 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb St Kilda

Period - From 09/11/2018

to 08/11/2019

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 | 7H/12 Marine Pde ST KILDA 3182 | \$720,000 | 31/08/2019 |
| 2 | 6H/12 Marine Pde ST KILDA 3182 | \$661,000 | 29/06/2019 |
| 3 | 5/43-44 Marine Pde ST KILDA 3182 | \$626,000 | 29/06/2019 |

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:

09/11/2019 16:23



 2  2  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

09/11/2018 - 08/11/2019: \$505,000

Comparable Properties

7H/12 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$720,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)



6H/12 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$661,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Apartment

5/43-44 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  1

Price: \$626,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Apartment