

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 G04/35 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,602,500 Property Type House Suburb St Kilda

Period - From 01/07/2018 to 30/06/2019 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	202/35 Marine Pde ST KILDA 3182	\$3,012,500	03/06/2019
2	G1/35 Marine Pde ST KILDA 3182	\$1,812,500	12/03/2019
3	G2/35 Marine Pde ST KILDA 3182	\$1,450,000	15/05/2019

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.~~

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Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending June 2019: \$1,602,500



2 2 2

Property Type: Multi-level apartment
Land Size: 325 sqm approx
 Agent Comments

Comparable Properties



202/35 Marine Pde ST KILDA 3182 (REI/VG)

3 3 6

Price: \$3,012,500
Method: Private Sale
Date: 03/06/2019
Property Type: Apartment

Agent Comments

Penthouse level, single storey 3 bedroom.



G1/35 Marine Pde ST KILDA 3182 (VG)

2 - -

Price: \$1,812,500
Method: Sale
Date: 12/03/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Mirror image property.



G2/35 Marine Pde ST KILDA 3182 (VG)

2 - -

Price: \$1,450,000
Method: Sale
Date: 15/05/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar but smaller dimension all round: 50sqm internally and 35sqm externally.