

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

2/49 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,590,000 Property Type House Suburb St Kilda

Period - From 27/04/2022 to 26/04/2023 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	14 Charles St ST KILDA 3182	\$1,525,000	05/04/2023
2	18 Bell St RIPPONLEA 3185	\$1,515,000	08/02/2023
3	50a Milton St ELWOOD 3184	\$1,480,000	18/03/2023

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:

27/04/2023 14:58



Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

27/04/2022 - 26/04/2023: \$1,590,000

Comparable Properties



14 Charles St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,525,000

Method: Private Sale

Date: 05/04/2023

Property Type: Townhouse (Res)

Land Size: 202 sqm approx



18 Bell St RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$1,515,000

Method: Private Sale

Date: 08/02/2023

Property Type: House

Land Size: 776 sqm approx



50a Milton St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 143 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372