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

9/43 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Range between | $1,100,000 | & | $1,200,000

Median sale price

| Median price | $530,000 | Property Type | Unit | Suburb | St Kilda |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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	3/350 Canterbury Rd ST KILDA WEST 3182	$1,120,000	01/06/2024
2	3/39 Balston St BALACLAVA 3183	$1,120,000	10/02/2024
3			

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: | 03/07/2024 16:26

CONSUMER AFFAIRS VICTORIA

9/43 Acland Street, St Kilda Vic 3182

BigginScott

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending March 2024: $530,000

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Comparable Properties

3/350 Canterbury Rd ST KILDA WEST 3182 (REI)

3 3 1

Price: $1,120,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments

3/39 Balston St BALACLAVA 3183 (REI/VG)

3 2 1

Price: $1,120,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

Agent Comments

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.