# 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

26-28 Havelock Street, St Kilda Vic 3182

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |                    |  |             |      |        |          |  |
|--|---------------|-----|--------------------|--|-------------|------|--------|----------|--|
| Range betwee   | n \$1,200,000 |     | &                  |  | \$1,300,000 |      |        |          |  |
| Median sale price  |               |     |                    |  |             |      |        |          |  |
| Median price   | \$1,725,800   | Pro | Property Type Hous |  | se          |      | Suburb | St Kilda |  |
| Period - From  | 01/01/2022    | to  | 31/12/2022         |  | So          | urce | 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.

| Ade | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 47 Fawkner St ST KILDA 3182  | \$1,300,000 | 27/08/2022   |
| 2   | 8 Frampton St ST KILDA 3182  | \$1,290,000 | 27/08/2022   |
| 3   | 83 Carlisle St ST KILDA 3182 | \$1,217,000 | 11/01/2023   |

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:

16/02/2023 18:40









**Property Type:** Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2022: \$1,725,800

# **Comparable Properties**

| 47 Fawkner St ST KILDA 3182 (REI/VG)<br>3 2 2 1<br>Price: \$1,300,000<br>Method: Auction Sale<br>Date: 27/08/2022<br>Property Type: House (Res)<br>Land Size: 302 sqm approx | Agent Comments |
|--|----------------|
| 8 Frampton St ST KILDA 3182 (REI/VG)<br>3 2 2 2<br>Price: \$1,290,000<br>Method: Auction Sale<br>Date: 27/08/2022<br>Property Type: House (Res)<br>Land Size: 239 sqm approx | Agent Comments |
| 83 Carlisle St ST KILDA 3182 (REI)<br>2 1 1 1<br>Price: \$1,217,000<br>Method: Private Sale<br>Date: 11/01/2023<br>Property Type: House (Res)<br>Land Size: 243 sqm approx   | Agent Comments |

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





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