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

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





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