

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

3/1-3 Smith Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$542,750 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 30/06/2023 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	5/45 Spray St ELWOOD 3184	\$730,000	27/05/2023
2	3/115 Brighton Rd ELWOOD 3184	\$727,000	16/04/2023
3	2/23-25 Charnwood Rd ST KILDA 3182	\$705,000	24/04/2023

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:

18/07/2023 09:51



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Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
June quarter 2023: \$542,750

Comparable Properties



5/45 Spray St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit



3/115 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$727,000
Method: Private Sale
Date: 16/04/2023
Property Type: Apartment



2/23-25 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$705,000
Method: Private Sale
Date: 24/04/2023
Property Type: Unit

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