Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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 betweer	\$690,000		&		\$750,000					
Median sale pi	rice									
Median price	\$542,750	Pro	operty Type	Unit			Suburb	St Kilda		
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress 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









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)



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

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

Agent Comments



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

2

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



Agent Comments



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.