Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$770,000 & \$840,000	Range between	\$770,000	&	\$840,000
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Median sale price

Median price	\$535,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/04/2022	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	1/14 Broadway ELWOOD 3184	\$820,500	01/02/2023
2	2/29 Marine Pde ST KILDA 3182	\$812,500	21/11/2022
3	8/12 St Leonards Av ST KILDA 3182	\$800,000	25/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/04/2023 09:51





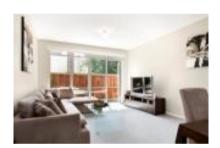




Property Type: Agent Comments

Indicative Selling Price \$770,000 - \$840,000 **Median Unit Price** Year ending March 2023: \$535,000

Comparable Properties



1/14 Broadway ELWOOD 3184 (REI)





Price: \$820,500 Method: Auction Sale Date: 01/02/2023

Property Type: Apartment

Agent Comments



2/29 Marine Pde ST KILDA 3182 (REI)

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Price: \$812,500 Method: Private Sale Date: 21/11/2022

Property Type: Apartment

Agent Comments



8/12 St Leonards Av ST KILDA 3182 (REI)





Price: \$800.000 Method: Auction Sale Date: 25/03/2023 Property Type: Unit

Agent Comments

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



