

# 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

2503/3-5 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$460,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2021

to

31/03/2021

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	2302/3 St Kilda Rd ST KILDA 3182	\$465,000	07/05/2021
2	1206/610 St Kilda Rd MELBOURNE 3004	\$452,000	07/05/2021
3	1010/83 Queens Rd MELBOURNE 3004	\$450,000	27/02/2021

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.~~

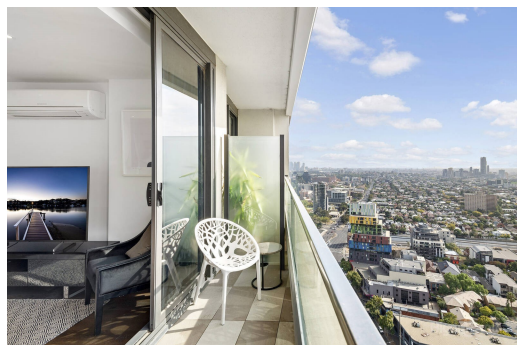
This Statement of Information was prepared on:

16/06/2021 15:29

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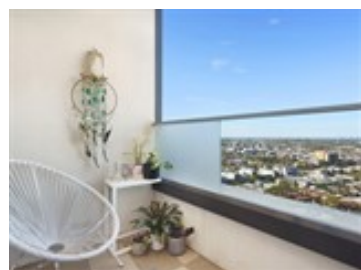
**Indicative Selling Price**  
\$460,000

**Median Unit Price**  
March quarter 2021: \$575,000



**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 50 sqm approx  
**Agent Comments**

## Comparable Properties



**2302/3 St Kilda Rd ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 07/05/2021  
**Property Type:** Apartment  
**Land Size:** 50 sqm approx



**1206/610 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$452,000  
**Method:** Private Sale  
**Date:** 07/05/2021  
**Property Type:** Apartment



**1010/83 Queens Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 27/02/2021  
**Property Type:** Apartment