

# 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 Duke Street, 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda

Period - From 22/10/2020 to 21/10/2021 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	1/95 Alma Rd ST KILDA EAST 3183	\$685,000	01/10/2021
2	28/145 Fitzroy St ST KILDA 3182	\$680,100	08/10/2021
3	1/19 Robe St ST KILDA 3182	\$660,000	21/10/2021

**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:

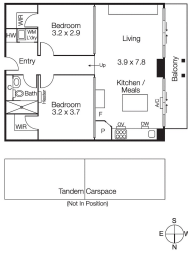
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**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
22/10/2020 - 21/10/2021: \$575,000



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**



## Comparable Properties



1/95 Alma Rd ST KILDA EAST 3183 (REI)

**Agent Comments**



**Price:** \$685,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2021  
**Property Type:** Unit



28/145 Fitzroy St ST KILDA 3182 (REI)

**Agent Comments**



**Price:** \$680,100  
**Method:** Private Sale  
**Date:** 08/10/2021  
**Property Type:** Apartment



1/19 Robe St ST KILDA 3182 (REI)

**Agent Comments**



**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 21/10/2021  
**Property Type:** Apartment

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