

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

14/20 Princes Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2021

to 31/12/2021

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	8/33 Brighton Rd ST KILDA 3182	\$765,000	18/12/2021
2	14/60 Queens Rd MELBOURNE 3004	\$750,000	30/11/2021
3	4/77 Barkly St ST KILDA 3182	\$747,000	18/11/2021

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:

01/02/2022 09:40



Rooms: 3
Property Type: Unit
Agent Comments

Claudio Perruzza
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Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
December quarter 2021: \$610,000

Comparable Properties



8/33 Brighton Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$765,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit



14/60 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 30/11/2021
Property Type: Apartment



4/77 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$747,000
Method: Auction Sale
Date: 18/11/2021
Property Type: Apartment

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