

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

5/17 Robe Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$430,000 & \$460,000

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	907/101 St Kilda Rd ST KILDA 3182	\$460,000	12/01/2022
2	203/131 Acland St ST KILDA 3182	\$455,000	14/02/2022
3	5/12 Fitzroy St ST KILDA 3182	\$430,000	24/01/2022

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:

09/03/2022 09:40

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Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
December quarter 2021: \$610,000



Rooms: 2
Property Type: Apartment
Agent Comments

Comparable Properties



907/101 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 12/01/2022
Property Type: Subdivided Flat - Single OYO Flat



203/131 Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment



5/12 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment
Land Size: 59 sqm approx

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