

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

4/30 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$580,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 30/09/2021 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	1/79 Barkly St ST KILDA 3182	\$900,000	19/08/2021
2	6/14 Shelley St ELWOOD 3184	\$890,000	11/10/2021
3	7/55 Ormond Esp ELWOOD 3184	\$861,500	31/07/2021

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:

11/11/2021 10:35

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Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

Year ending September 2021: \$580,000



Property Type: Apartment

Agent Comments

Comparable Properties



1/79 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: Apartment



6/14 Shelley St ELWOOD 3184 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 11/10/2021

Property Type: Apartment



7/55 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$861,500

Method: Auction Sale

Date: 31/07/2021

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388