

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 6/11 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2022

to 31/03/2023

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	7/1 Dalgety St ST KILDA 3182	\$335,000	11/01/2023
2	13/50 Carlisle St ST KILDA 3182	\$315,000	20/04/2023
3	13/36 Waterloo Cr ST KILDA 3182	\$310,000	30/04/2023

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:

07/06/2023 09:22



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Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$320,000

Median Unit Price
 Year ending March 2023: \$535,000

Comparable Properties



7/1 Dalgety St ST KILDA 3182 (VG)

Agent Comments

 1
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Price: \$335,000
Method: Sale
Date: 11/01/2023
Property Type: Strata Flat - Single OYO Flat



13/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$315,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment



13/36 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

 1
  1
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Price: \$310,000
Method: Private Sale
Date: 30/04/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999