

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

210/72 Acland Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2021

to 30/06/2021

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	4/5 Woonsocket Ct ST KILDA 3182	\$440,000	18/06/2021
2	5/82 Grosvenor St BALACLAVA 3183	\$430,000	13/05/2021
3	8/48 Southey St ELWOOD 3184	\$410,000	20/09/2021

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:

12/10/2021 09:15



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000

Median Unit Price

June quarter 2021: \$632,500

Comparable Properties



4/5 Woonsocket Ct ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 18/06/2021

Rooms: 2

Property Type: Unit

Land Size: 814 sqm approx



5/82 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$430,000

Method: Sold Before Auction

Date: 13/05/2021

Rooms: 2

Property Type: Apartment



8/48 Southey St ELWOOD 3184 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 20/09/2021

Property Type: Apartment

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