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<br>Including suburb and postcode | 7/25 Redan Street, St Kilda Vic 3182 |

## Indicative selling price

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

Range between $160,000 & $176,000

## Median sale price

Median price $515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 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 | 28/25 Redan St ST KILDA 3182 | $170,000 | 06/03/2023 |
| 2 | 2/50 Carlisle St ST KILDA 3182 | $170,000 | 22/11/2022 |
| 3 | 23/25 Redan St ST KILDA 3182 | $160,000 | 11/03/2023 |

**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: 02/05/2023 17:24

# 7/25 Redan Street, St Kilda Vic 3182



1 1

**Rooms:** 2
**Property Type:** Studio Apartment

Agent Comments

**Indicative Selling Price**
$160,000 - $176,000
**Median Unit Price**
March quarter 2023: $515,000

## Comparable Properties



**28/25 Redan St ST KILDA 3182 (VG)**

1 - -

**Price:** $170,000
**Method:** Sale
**Date:** 06/03/2023
**Property Type:** Strata Unit/Flat

Agent Comments



**2/50 Carlisle St ST KILDA 3182 (REI/VG)**

1 1 -

**Price:** $170,000
**Method:** Private Sale
**Date:** 22/11/2022
**Property Type:** Apartment

Agent Comments

**23/25 Redan St ST KILDA 3182 (REI/VG)**

1 1 1

**Price:** $160,000
**Method:** Private Sale
**Date:** 11/03/2023
**Property Type:** Unit

Agent Comments

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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