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	5/6a St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Single price $1,675,000

Median sale price

Median price $1,737,500 Property Type House Suburb St Kilda

Period - From 01/04/2021 to 31/03/2022 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	15 Octavia St ST KILDA 3182	$1,698,000	14/01/2022
2	2d Alfred St PRAHRAN 3181	$1,670,000	19/02/2022
3	2/6a St Leonards Av ST KILDA 3182	$1,575,000	29/03/2022

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: 28/05/2022 15:57

5/6a St Leonards Avenue, St Kilda Vic 3182



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,675,000
Median House Price
Year ending March 2022: $1,737,500

Comparable Properties



15 Octavia St ST KILDA 3182 (VG)

3 - -

Price: $1,698,000
Method: Sale
Date: 14/01/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



2d Alfred St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $1,670,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Apartment
Land Size: 160 sqm approx

Agent Comments



2/6a St Leonards Av ST KILDA 3182 (REI)

3 2 2

Price: $1,575,000
Method: Private Sale
Date: 29/03/2022
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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