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	16/17 Robe Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$399,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
202/63 Acland Street St Kilda VIC 3182	$390,000	30-Jan-21
2/1-3 Spenser Street St Kilda VIC 3182	$430,000	31-Mar-21
311B/21 Inkerman Street St Kilda VIC 3182	$375,000	23-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 13 April 2021

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202/63 Acland Street St Kilda VIC 3182

1 1 1

Sold Price **$390,000** Sold Date **30-Jan-21**

Distance **0.1km**



2/1-3 Spenser Street St Kilda VIC 3182

1 1 1

Sold Price RS **$430,000** Sold Date **31-Mar-21**

Distance **0.38km**



311B/21 Inkerman Street St Kilda VIC 3182

1 1 1

Sold Price **$375,000** Sold Date **23-Jan-21**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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