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	509/6 Victoria Street, St Kilda Vic 3182

Indicative selling price

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

Range between $600,000 & $660,000

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	82/333 Beaconsfield Pde ST KILDA WEST 3182	$625,000	20/01/2023
2			
3			

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.

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509/6 Victoria Street, St Kilda Vic 3182

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending March 2023: $535,000

Comparable Properties



82/333 Beaconsfield Pde ST KILDA WEST 3182 (VG)

1 - -

Price: $625,000
Method: Sale
Date: 20/01/2023
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Modern block, similar accommodation.

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.

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