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	16/3 Cowderoy Street, St Kilda West, VIC 3182

Indicative selling price

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

Single price		or range between	$570,000	&	$610,000

Median sale price

Median price	$611,000	Property type	Unit	Suburb	ST KILDA WEST
Period - From	20/12/2020	to	18/06/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	16/64 Fitzroy Street St Kilda Vic 3182	$520,000	2021-05-27
2	9/7-9 Park Street St Kilda West Vic 3182	$535,000	2021-03-30
3	45/32 Queens Road Melbourne Vic 3004	$527,500	2021-04-01

This Statement of Information was prepared on: 18/06/2021

CONSUMER AFFAIRS VICTORIA