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	6/47 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between $250,000 & $270,000

Median sale price

Median price $570,750 Property Type Unit Suburb St Kilda

Period - From 01/07/2021 to 30/06/2022 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	4/52 Alma Rd ST KILDA 3182	$289,000	16/05/2022
2	406/173 Barkly St ST KILDA 3182	$288,000	08/08/2022
3	47/116 Inkerman St ST KILDA 3182	$225,000	29/07/2022

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: 20/09/2022 13:23

6/47 Spenser Street, St Kilda Vic 3182

1 1 0

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$250,000 - $270,000
Median Unit Price
Year ending June 2022: $570,750

Comparable Properties

4/52 Alma Rd ST KILDA 3182 (REI/VG)

1 1 -

Price: $289,000
Method: Private Sale
Date: 16/05/2022
Property Type: Unit

Agent Comments

406/173 Barkly St ST KILDA 3182 (REI)

1 1 -

Price: $288,000
Method: Private Sale
Date: 08/08/2022
Property Type: Apartment

Agent Comments

47/116 Inkerman St ST KILDA 3182 (REI)

1 1 1

Price: $225,000
Method: Private Sale
Date: 29/07/2022
Property Type: Studio Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

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