

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

23/8-10 The Esplanade, St Kilda Vic 3182

Indicative selling price

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

Single price

\$1,095,000

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	5A/14 The Esplanade ST KILDA 3182	\$1,057,510	21/07/2022
2	4/25 The Esplanade ST KILDA 3182	\$920,000	28/07/2022
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.

This Statement of Information was prepared on:

20/08/2022 15:08



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,095,000

Median Unit Price

Year ending June 2022: \$570,750

Comparable Properties

5A/14 The Esplanade ST KILDA 3182 (VG)

Agent Comments

 2
  -
  -

Price: \$1,057,510

Method: Sale

Date: 21/07/2022

Property Type: Strata Unit/Flat



4/25 The Esplanade ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$920,000

Method: Private Sale

Date: 28/07/2022

Property Type: Apartment

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.

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



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