

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

30 Neptune Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,945,000 Property Type House Suburb St Kilda

Period - From 01/04/2022 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	12 Lambeth PI ST KILDA 3182	\$1,945,000	28/05/2022
2	39 Duke St ST KILDA 3182	\$1,790,000	02/04/2022
3	19 Marilton Cr ST KILDA 3182	\$1,726,600	14/09/2022

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:

27/09/2022 11:18



 3  2  0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
June quarter 2022: \$1,945,000

Comparable Properties



12 Lambeth PI ST KILDA 3182 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,945,000
Method: Private Sale
Date: 28/05/2022
Property Type: House
Land Size: 274 sqm approx



39 Duke St ST KILDA 3182 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,790,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 222 sqm approx



19 Marlton Cr ST KILDA 3182 (REI)

Agent Comments

 3  2  -

Price: \$1,726,600
Method: Sold Before Auction
Date: 14/09/2022
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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