

STATEMENT OF INFORMATION

211/72 ACLAND STREET, ST KILDA, VIC 3182

PREPARED BY PRESTIGE GROUP REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



211/72 ACLAND STREET, ST KILDA, VIC

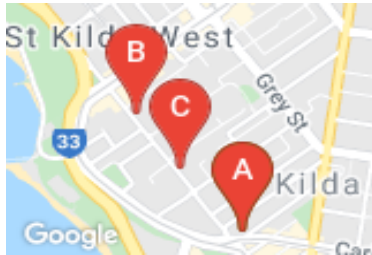
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Indicative Selling Price

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

Price Range: \$360,000 to \$390,000

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

\$551,500

01 October 2019 to 30 September 2020

Provided by: 

COMPARABLE PROPERTIES

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.



203/72 ACLAND ST, ST KILDA, VIC 3182

 1  1  1

Sale Price

\$405,000

Sale Date: 25/04/2020

Distance from Property: 0m



40/10 ACLAND ST, ST KILDA, VIC 3182

 1  1  1

Sale Price

\$420,100

Sale Date: 20/11/2019

Distance from Property: 542m



10/22 ACLAND ST, ST KILDA, VIC 3182

 1  1  1

Sale Price

\$405,000

Sale Date: 22/06/2019

Distance from Property: 301m



This report has been compiled on 22/10/2020 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

211/72 ACLAND STREET, ST KILDA, VIC 3182

Indicative selling price

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

Price Range: \$360,000 to \$390,000


Median sale price

Median price: \$551,500

Property type: Unit

Suburb: ST KILDA

Period: 01 October 2019 to 30 September 2020

Source: 

Comparable property sales

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
203/72 ACLAND ST, ST KILDA, VIC 3182	\$405,000	25/04/2020
40/10 ACLAND ST, ST KILDA, VIC 3182	\$420,100	20/11/2019
10/22 ACLAND ST, ST KILDA, VIC 3182	\$405,000	22/06/2019

This Statement of Information was prepared on: 22/10/2020