

## 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

114/63 Acland Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

#### Median sale price

Median price \$523,500 House Unit X Suburb St Kilda

Period - From 01/04/2019 to 30/06/2019 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 Broadway ELWOOD 3184	\$889,500	20/02/2019
2	3/6 Charlotte Pl ST KILDA 3182	\$865,000	13/07/2019
3	3/5 Goldsmith St ELWOOD 3184	\$855,000	13/04/2019

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.



 2  2  2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$850,000 - \$900,000  
**Median Unit Price**  
 June quarter 2019: \$523,500

## Comparable Properties



**4/52 Broadway ELWOOD 3184 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$889,500  
**Method:** Private Sale  
**Date:** 20/02/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 831 sqm approx



**3/6 Charlotte PI ST KILDA 3182 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 13/07/2019  
**Rooms:** -  
**Property Type:** Apartment



**3/5 Goldsmith St ELWOOD 3184 (REI/VG)**

**Agent Comments**

 2  2  -

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** 4  
**Property Type:** Apartment