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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Including suburb and	113/3-5 St Kilda Road, St Kilda Vic 3182
postcode	

Indicative selling price

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

Single price \$365,000

Median sale price

Median price	\$539,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	305/70 Queens Rd MELBOURNE 3004	\$380,000	14/05/2018
2	303/129 Fitzroy St ST KILDA 3182	\$355,000	24/05/2018
3	28/23 Irwell St ST KILDA 3182	\$327,500	22/06/2018

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.

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Indicative Selling Price \$365,000 Median Unit Price June quarter 2018: \$539,000

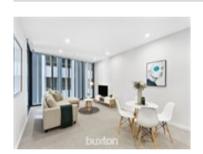


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Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



305/70 Queens Rd MELBOURNE 3004 (REI)

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Price: \$380,000 Method: Private Sale Date: 14/05/2018

Rooms: -

Property Type: Apartment

Agent Comments



303/129 Fitzroy St ST KILDA 3182 (REI)

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Price: \$355,000 Method: Private Sale Date: 24/05/2018

Rooms: -

Property Type: Apartment

Agent Comments



28/23 Irwell St ST KILDA 3182 (REI)

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Price: \$327,500 **Method:** Private Sale **Date:** 22/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

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