

# 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 84 Clyde 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,265,000 Property Type House Suburb St Kilda

Period - From 04/11/2018 to 03/11/2019 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	6 Blanche St ST KILDA 3182	\$1,275,000	26/10/2019
2	2 Blanche St ST KILDA 3182	\$1,265,000	21/09/2019
3	38 Havelock St ST KILDA 3182	\$1,170,000	07/09/2019

**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.~~

This Statement of Information was prepared on: 04/11/2019 15:56



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**Property Type:** House (Res)

**Land Size:** 180 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

04/11/2018 - 03/11/2019: \$1,265,000

## Comparable Properties



**6 Blanche St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 230 sqm approx



**2 Blanche St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 220 sqm approx



**38 Havelock St ST KILDA 3182 (REI)**

Agent Comments

2 1 -

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 148 sqm approx