

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

106/43 Duke Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$523,500 Property Type Unit 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	1/2a Foster St ST KILDA 3182	\$627,600	04/10/2019
2	3/54 Hotham St ST KILDA EAST 3183	\$622,000	05/10/2019
3	3/1 Duke St ST KILDA 3182	\$595,000	05/10/2019

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:

17/10/2019 13:54



Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$635,000
Median Unit Price
June quarter 2019: \$523,500

Comparable Properties



1/2a Foster St ST KILDA 3182 (REI)

Agent Comments



Price: \$627,600
Method: Sold Before Auction
Date: 04/10/2019
Property Type: Apartment



3/54 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



3/1 Duke St ST KILDA 3182 (REI)

Agent Comments



Price: \$595,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment