

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

2 Mary Street, St Kilda West Vic 3182

Indicative selling price

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

 Range between

\$3,500,000

 &

\$3,800,000

Median sale price

 Median price

\$1,751,500

 House

X

 Unit

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 Suburb

St Kilda West

 Period - From

13/09/2018

 to

12/09/2019

 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		
2		
3		

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.~~



Rooms:

Property Type: House

Land Size: approx 400 sqm
approx

Agent Comments

Comparable Properties

6 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$3,975,000

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 748 sqm approx



53 Patterson St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$3,150,000

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House

Land Size: 505 sqm approx

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.