

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/3 Robertson Av ST KILDA 3182	\$622,000	07/10/2017
2	14/23-25 Charnwood Rd ST KILDA 3182	\$602,000	17/09/2017
3	3/88 Barkly St ST KILDA 3182	\$587,500	28/10/2017

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

\$585,000 - \$643,500

Median Unit Price

September quarter 2017: \$556,000



 2  1  0

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/3 Robertson Av ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$622,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Apartment



14/23-25 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$602,000

Method: Auction Sale

Date: 17/09/2017

Rooms: 3

Property Type: Apartment



3/88 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$587,500

Method: Auction Sale

Date: 28/10/2017

Rooms: 3

Property Type: Apartment