

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	19/130 Alma Rd ST KILDA EAST 3183	\$350,000	09/01/2018
2	14/3 Balston St BALACLAVA 3183	\$328,000	05/03/2018
3	36/252 Dandenong Rd ST KILDA EAST 3183	\$325,000	22/02/2018

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

\$320,000 - \$350,000

Median Unit Price

March quarter 2018: \$685,500



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



19/130 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat



14/3 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$328,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: Apartment



36/252 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000

Method: Auction Sale

Date: 22/02/2018

Rooms: -

Property Type: Apartment