

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

22-24 Pakington Street, St Kilda

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$505,000	&	\$530,000
2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$650,000	&	\$710,000
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$710,000	&	\$780,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$880,000	&	\$950,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$950,000	&	\$1,010,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath, 1 Car	7/161-165 Greville Street, Prahran	\$530,000	2/9/17
	15/2 Redan Street, St Kilda	\$517,500	20/6/17
	4/57 Chapel Street, St Kilda	\$510,000	6/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	5/176 Inkerman Street, St Kilda East	\$656,000	11/11/17
	E504/5 Greeves Street, St Kilda	\$675,000	9/9/17
	12/11 Redan Street, St Kilda	\$675,000	10/10/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	13/1-5 Martin Street, St Kilda	\$765,000	21/6/17
	4/88 Blessington Street, St Kilda	\$734,500	30/10/17
	18/10 Tennyson Street, St Kilda	\$741,000	24/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	9/9 Herbert Street, St Kilda	\$962,500	23/9/17
	1/169 Hotham Street, St Kilda East	\$965,000	26/11/17
	113/5 Jessamine Avenue, Prahran	\$950,000	10/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	8/221 Dandenong Road, Windsor	\$1,100,00	21/10/17
	1/245 Alma Road, St Kilda East	\$1,370,000	6/8/17
	2/318 Orrong Road, Caulfield North	\$1,067,500	29/10/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.