

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
1/2 Denman Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$582,625 House Unit X Suburb St Kilda East

Period - From 01/10/2017 to 31/12/2017 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	3 & 2/207 Orrong Rd ST KILDA EAST 3183	\$660,000	15/08/2017
2	1/9 Evelyn St ST KILDA EAST 3183	\$622,000	11/11/2017
3	2/82 Hotham St ST KILDA EAST 3183	\$602,000	16/12/2017

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.



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 138 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2017: \$582,625

Comparable Properties



3 & 2/207 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  2  1

Price: \$660,000

Method: Private Sale

Date: 15/08/2017

Rooms: 5

Property Type: Apartment



1/9 Evelyn St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$622,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: Apartment



2/82 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$602,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Apartment