

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

Single price

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	2/80 Blessington St ST KILDA 3182	\$595,000	24/02/2018
2	2/14 Broadway ELWOOD 3184	\$595,000	09/12/2017
3	8/88 Brighton Rd RIPPONLEA 3185	\$585,000	09/09/2017

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$590,000
Median Unit Price
 December quarter 2017: \$715,500

Comparable Properties



2/80 Blessington St ST KILDA 3182 (REI)

Agent Comments

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Price: \$595,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 3
Property Type: Apartment



2/14 Broadway ELWOOD 3184 (REI)

Agent Comments

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Price: \$595,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Apartment



8/88 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

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Price: \$585,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 3
Property Type: Apartment