

## 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 4/1 Duke Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$630,000

#### Median sale price

Median price \$540,000 House Unit X Suburb St Kilda

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	5/176 Inkerman St ST KILDA EAST 3183	\$656,000	11/11/2017
2	6/340 St Kilda Rd ST KILDA 3182	\$640,000	03/03/2018
3	9/117 Westbury St ST KILDA EAST 3183	\$639,000	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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$630,000  
**Median Unit Price**  
December quarter 2017: \$540,000

## Comparable Properties



**5/176 Inkerman St ST KILDA EAST 3183 (REI)** **Agent Comments**



**Price:** \$656,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**6/340 St Kilda Rd ST KILDA 3182 (REI)** **Agent Comments**



**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/117 Westbury St ST KILDA EAST 3183 (REI)** **Agent Comments**



**Price:** \$639,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 3  
**Property Type:** Apartment