

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	5/2 Irymple Av ST KILDA 3182	\$312,500	06/10/2017
2	20/8 Robert St ELWOOD 3184	\$291,500	07/12/2017
3	19/50 Carlisle St ST KILDA 3182	\$290,515	13/10/2017

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.



1 - -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
December quarter 2017: \$715,500

Comparable Properties



5/2 Irymple Av ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$312,500
Method: Sale
Date: 06/10/2017
Rooms: -
Property Type: Strata Flat - Single OYO Flat



20/8 Robert St ELWOOD 3184 (REI)

Agent Comments

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Price: \$291,500
Method: Auction Sale
Date: 07/12/2017
Rooms: -
Property Type: Apartment



19/50 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$290,515
Method: Private Sale
Date: 13/10/2017
Rooms: -
Property Type: Apartment