

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	4/26 Burnett 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)

Range between	\$320,000	&	\$349,000
---------------	-----------	---	-----------

**Median sale price**

Median price	\$577,000	House		Unit	X	Suburb	St Kilda
Period - From	01/01/2018	to	31/03/2018	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	39/1a St Kilda Rd ST KILDA 3182	\$336,000	22/01/2018
2	58/1a St Kilda Rd ST KILDA 3182	\$330,000	16/01/2018
3	12/37 Gurner St ST KILDA 3182	\$320,000	19/05/2018

**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**  
\$320,000 - \$349,000  
**Median Unit Price**  
March quarter 2018: \$577,000

## Comparable Properties



**39/1a St Kilda Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$336,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 2346 sqm approx



**58/1a St Kilda Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 16/01/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 2346 sqm approx



**12/37 Gurner St ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Apartment