

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

Range between &

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	3/310 Inkerman St ST KILDA EAST 3183	\$585,000	08/07/2018
2	7/35 Hotham St ST KILDA EAST 3183	\$580,500	14/07/2018
3	10/36 Westbury St ST KILDA EAST 3183	\$575,000	24/03/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median Unit Price
June quarter 2018: \$539,000

Comparable Properties



3/310 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$585,000
Method: Auction Sale
Date: 08/07/2018
Rooms: -
Property Type: Apartment



7/35 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$580,500
Method: Auction Sale
Date: 14/07/2018
Rooms: 3
Property Type: Apartment



10/36 Westbury St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 3
Property Type: Apartment