

## 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	25/28 Fulton Street, St Kilda East Vic 3183
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#### Indicative selling price

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

Single price	\$325,000
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#### Median sale price

Median price	\$597,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/07/2018	to	30/09/2018	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	3/79 Alma Rd ST KILDA 3182	\$330,000	21/10/2018
2	12/10 Highbury Gr PRAHRAN 3181	\$325,000	22/11/2018
3	16/54 Balston St BALACLAVA 3183	\$300,500	05/10/2018

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:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$325,000  
**Median Unit Price**  
September quarter 2018: \$597,500

## Comparable Properties



**3/79 Alma Rd ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$330,000  
**Method:** Auction Sale  
**Date:** 21/10/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 981 sqm approx



**12/10 Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$325,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**16/54 Balston St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$300,500  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** -  
**Property Type:** Apartment