

## 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](http://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 | 4/2 Crimea St CAULFIELD NORTH 3161   | \$522,500 | 17/03/2019   |
| 2 | 5/306 Inkerman St ST KILDA EAST 3183 | \$504,500 | 15/06/2019   |
| 3 | 14/61 Kooyong Rd ARMADALE 3143       | \$503,000 | 11/05/2019   |

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  
**Land Size:** 1091 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$475,000 - \$522,500  
**Median Unit Price**  
June quarter 2019: \$597,000

## Comparable Properties



4/2 Crimea St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2   1   1

**Price:** \$522,500  
**Method:** Auction Sale  
**Date:** 17/03/2019  
**Rooms:** -  
**Property Type:** Apartment



5/306 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2   1   -

**Price:** \$504,500  
**Method:** Auction Sale  
**Date:** 15/06/2019  
**Rooms:** -  
**Property Type:** Apartment



14/61 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2   1   -

**Price:** \$503,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Apartment