

# 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

36 Evelyn Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,709,500 Property Type House Suburb St Kilda East

Period - From 01/01/2020 to 31/03/2020 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	17 Woodstock St BALACLAVA 3183	\$1,235,000	10/01/2020
2	39 Rosamond St BALACLAVA 3183	\$1,200,000	07/12/2019
3	2 Duke St ST KILDA 3182	\$1,185,000	22/02/2020

**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.~~

This Statement of Information was prepared on:

27/05/2020 12:25



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**Property Type:** House  
**Land Size:** 186.46 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,210,000  
**Median House Price**  
 March quarter 2020: \$1,709,500

## Comparable Properties



**17 Woodstock St BALACLAVA 3183 (REI/VG)**   [Agent Comments](#)

2   2   1

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 10/01/2020  
**Property Type:** House  
**Land Size:** 163 sqm approx



**39 Rosamond St BALACLAVA 3183 (REI/VG)**   [Agent Comments](#)

2   1   -

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** House (Res)  
**Land Size:** 156 sqm approx



**2 Duke St ST KILDA 3182 (REI/VG)**   [Agent Comments](#)

2   1   1

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 188 sqm approx