

Statement of Information

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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

Single price

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	6/17 Robe St ST KILDA 3182	\$465,000	06/12/2017
2	204/2 Kingsley St ELWOOD 3184	\$443,000	30/10/2017
3	25/568 New St BRIGHTON 3186	\$437,000	09/12/2017

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.~~

Indicative Selling Price

\$465,000

Median Unit Price

December quarter 2017: \$715,500



Rooms: 2

Property Type: Apartment

Land Size: 40 sqm approx

Agent Comments

Comparable Properties



6/17 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 06/12/2017

Rooms: -

Property Type: Apartment



204/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$443,000

Method: Private Sale

Date: 30/10/2017

Rooms: -

Property Type: Apartment



25/568 New St BRIGHTON 3186 (REI)

Agent Comments



Price: \$437,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 2

Property Type: Apartment