

## 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

1/40 Burnett Street, St Kilda Vic 3182

#### Indicative selling price

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

Single price \$689,000

#### Median sale price

Median price \$550,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2017

to

31/03/2018

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	6/59 Albion St SOUTH YARRA 3141	\$666,000	09/01/2018
2	5/10 Carlisle St ST KILDA 3182	\$650,000	15/11/2017
3	6/340 St Kilda Rd ST KILDA 3182	\$640,000	03/03/2018

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**  
 \$689,000

**Median Unit Price**  
 Year ending March 2018: \$550,000

## Comparable Properties



**6/59 Albion St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2   
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**Price:** \$666,000  
**Method:** Sale  
**Date:** 09/01/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**5/10 Carlisle St ST KILDA 3182 (VG)**

**Agent Comments**

2   
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**Price:** \$650,000  
**Method:** Sale  
**Date:** 15/11/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**6/340 St Kilda Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment