

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

2/1A Pilley Street St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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 Ardoch Avenue St Kilda East VIC 3183	\$829,000	27-Apr-19
5/9 Ardoch Avenue St Kilda East VIC 3183	\$847,000	06-Jul-19
5/60 Lewisham Road Windsor VIC 3181	\$810,000	01-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



**1/3 Ardoch Avenue St Kilda East
VIC 3183**

2 1 1

Sold Price

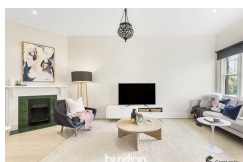
\$829,000

Sold Date

27-Apr-19

Distance

0.15km



**5/9 Ardoch Avenue St Kilda East
VIC 3183**

2 1 1

Sold Price

\$847,000

Sold Date

06-Jul-19

Distance

0.15km



**5/60 Lewisham Road Windsor VIC
3181**

2 1 1

Sold Price

\$810,000

Sold Date

01-Jun-19

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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