

Dannie Corr
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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 7/1-2 The Esplanade, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$420,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2018

to

31/12/2018

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	2/14 Deakin St ST KILDA WEST 3182	\$430,000	23/02/2019
2	11/136 Park St ST KILDA WEST 3182	\$420,000	11/12/2018
3	31/10 Acland St ST KILDA 3182	\$410,000	22/03/2019

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.

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Indicative Selling Price
\$400,000 - \$420,000

Median Unit Price

Year ending December 2018: \$530,000



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/14 Deakin St ST KILDA WEST 3182 (REI)

Agent Comments

 1  1  1

Price: \$430,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 3

Property Type: Apartment



11/136 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 11/12/2018

Rooms: 3

Property Type: Apartment

Land Size: 879 sqm approx



31/10 Acland St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$410,000

Method: Sold Before Auction

Date: 22/03/2019

Rooms: -

Property Type: Apartment