Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

### 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

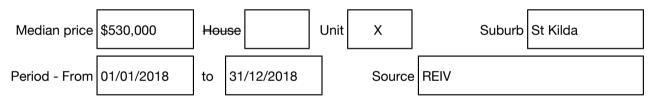
Address 7/1-2 The Esplanade, St Kilda Vic 3182 porb and postcode

#### Indicative selling price

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

Range between	\$400,000	&	\$420,000	

#### Median sale price



#### 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price Year ending December 2018: \$530,000

## **Comparable Properties**



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



Price: \$430,000 Method: Auction Sale Date: 23/02/2019 Rooms: 3 Property Type: Apartment Agent Comments

CARR OF THE OWNER

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



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

Price: \$410,000

Method: Sold Before Auction Date: 22/03/2019 Rooms: -Property Type: Apartment

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