

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

19 Young Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,277,500 Property Type House Suburb St Kilda East

Period - From 01/07/2019 to 30/09/2019 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	8 Myrtle St ST KILDA EAST 3183	\$850,000	19/05/2019
2	60 Pakington St ST KILDA 3182	\$843,000	20/07/2019
3	3 Leslie St ST KILDA EAST 3183	\$820,000	19/10/2019

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2019: \$1,277,500



Rooms: 3
Property Type: House
Land Size: 112 sqm approx
Agent Comments

Comparable Properties



8 Myrtle St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 19/05/2019
Property Type: House (Res)
Land Size: 236 sqm approx



60 Pakington St ST KILDA 3182 (REI)

Agent Comments



Price: \$843,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)



3 Leslie St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 145 sqm approx