



2
 1
 1

Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 June quarter 2017: \$1,470,000

Comparable Properties



14 Murray St PRAHRAN 3181 (REI)

Agent Comments

2
 2
 -

Price: \$1,260,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 3
Property Type: House (Res)



2 Dixon St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 -

Price: \$1,215,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)



73 Carlisle St ST KILDA 3182 (REI)

Agent Comments

4
 1
 2

Price: \$1,200,000
Method: Sold After Auction
Date: 21/06/2017
Rooms: -
Property Type: House

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

53 Leslie Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,470,000

House

X

Suburb

St Kilda East

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
14 Murray St PRAHRAN 3181	\$1,260,000	18/02/2017
2 Dixon St PRAHRAN 3181	\$1,215,000	08/04/2017
73 Carlisle St ST KILDA 3182	\$1,200,000	21/06/2017