

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

1/2 Denman Avenue, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/04/2018

to

31/03/2019

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	5/39a Balaclava Rd ST KILDA EAST 3183	\$780,000	19/10/2018
2	19 Charnwood Gr ST KILDA 3182	\$779,000	03/11/2018
3	8/8 The Avenue WINDSOR 3181	\$752,000	15/12/2018

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$759,000

Median Unit Price
Year ending March 2019: \$585,000

Comparable Properties



5/39a Balaclava Rd ST KILDA EAST 3183 (VG) **Agent Comments**

2 - -

Price: \$780,000
Method: Sale
Date: 19/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 999 sqm approx



19 Charnwood Gr ST KILDA 3182 (REI/VG) **Agent Comments**

2 2 1

Price: \$779,000
Method: Private Sale
Date: 03/11/2018
Rooms: -
Property Type: Apartment



8/8 The Avenue WINDSOR 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$752,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 3
Property Type: Apartment