

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

1/23 Talbot Avenue, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$492,500

House

Unit

X

Suburb

St Kilda East

Period - From 01/01/2018

to

31/03/2018

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	5/2a Lynedoch Av ST KILDA EAST 3183	\$1,175,000	04/06/2018
2	4/12 Parkside St ELSTERNWICK 3185	\$1,157,000	26/05/2018
3	9/98 Barkly St ST KILDA 3182	\$1,115,000	29/03/2018

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.



Rooms:

Property Type: Flat

Land Size: 223.062 sqm approx

Agent Comments

Comparable Properties



5/2a Lynedoch Av ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: House



4/12 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,157,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Townhouse (Res)



9/98 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 1039 sqm approx