# Chisholm&Gamon

Andrew Vandermeer 03 9531 1245 0403 193 007

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#### 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

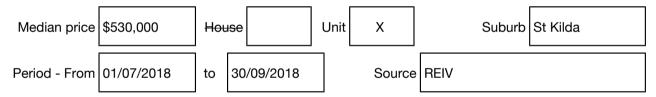
2/3 Woonsocket Court, St Kilda Vic 3182

#### Indicative selling price

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

Single price \$477,500

#### 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	5/50 Dalgety St ST KILDA 3182	\$537,500	25/07/2018
2	16/17a Milton St ELWOOD 3184	\$513,000	18/07/2018
3	16/7 Eildon Rd ST KILDA 3182	\$480,000	25/10/2018

#### 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.

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

#### Generated: 01/11/2018 10:01

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.



# propertydata

### 2/3 Woonsocket Court, St Kilda Vic 3182





Rooms: Property Type: Agent Comments

## Chisholm&Gamon

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Indicative Selling Price

\$477,500 Median Unit Price September quarter 2018: \$530,000

## **Comparable Properties**



5/50 Dalgety St ST KILDA 3182 (REI/VG)



Price: \$537,500 Method: Private Sale Date: 25/07/2018 Rooms: 2 Property Type: Apartment Agent Comments



16/17a Milton St ELWOOD 3184 (REI/VG)



Price: \$513,000 Method: Private Sale Date: 18/07/2018 Rooms: -Property Type: Apartment



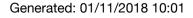
16/7 Eildon Rd ST KILDA 3182 (REI)



Price: \$480,000 Method: Private Sale Date: 25/10/2018 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

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