

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

Median price \$530,000

House

Unit

X

Suburb St Kilda

Period - From 01/07/2018

to 30/09/2018

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	5/50 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.~~

2/3 Woonsocket Court, St Kilda Vic 3182

Chisholm&Gamon

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Indicative Selling Price

\$477,500

Median Unit Price

September quarter 2018: \$530,000



1 1 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



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

Agent Comments

1 1 -

Price: \$537,500

Method: Private Sale

Date: 25/07/2018

Rooms: 2

Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$513,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: Apartment



16/7 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$480,000

Method: Private Sale

Date: 25/10/2018

Rooms: -

Property Type: Apartment