

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

60 Chaucer Street, St Kilda Vic 3182

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

Range between \$2,300,000

&

\$2,530,000

Median sale price

Median price \$1,656,000

House

X

Unit

Suburb St Kilda

Period - From 01/10/2017

to

31/12/2017

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		
2		
3		

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 267 sqm approx

Agent Comments

Attaining a brand-new level of contemporary sophistication with its ensemble of aesthetically inspired living and entertaining zones, this state-of-the-art 3-bedroom, 2-bathroom home presents a first-class fusion of light and luxury. Featuring living/dining, undercover alfresco terrace, gourmet kitchen, whole-floor master suite, two basement car spaces, hydronic heating, central heating and air conditioning and a private elevator.

Comparable Properties



100 Broadway ELWOOD 3184 (REI)

 4  3  2

Price: \$2,375,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 255 sqm approx

Agent Comments

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.