

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

9/8 Meadow Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$562,500 House Unit X Suburb St Kilda East

Period - From 01/07/2017 to 30/09/2017 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	7/11 Balaclava Rd ST KILDA EAST 3183	\$655,000	17/09/2017
2	7/8 Meadow St ST KILDA EAST 3183	\$630,000	08/10/2017
3	4/30 Blenheim St BALACLAVA 3183	\$621,500	16/09/2017

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: Strata Unit/Flat

Agent Comments

Comparable Properties



7/11 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 17/09/2017

Rooms: -

Property Type: Apartment



7/8 Meadow St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 08/10/2017

Rooms: 3

Property Type: Apartment



4/30 Blenheim St BALACLAVA 3183 (REI)

Agent Comments



Price: \$621,500

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: Apartment