

Dean Lang
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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

9/37 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2019

to

31/03/2019

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 Woonsocket Ct ST KILDA 3182	\$477,500	07/11/2018
2	7/21 Park St ST KILDA WEST 3182	\$462,000	10/11/2018
3	2/20a Albion St BALACLAVA 3183	\$451,000	10/11/2018

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.

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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

March quarter 2019: \$495,000



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Rooms: 2

Property Type: Apartment

Land Size: 70 sqm approx

Agent Comments

Comparable Properties



2/3 Woonsocket Ct ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$477,500

Method: Private Sale

Date: 07/11/2018

Rooms: 2

Property Type: Apartment



7/21 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

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Price: \$462,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment



2/20a Albion St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$451,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment