

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

1/4 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Range between \$370,000

&

\$390,000

Median sale price

Median price \$550,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2017

to

31/03/2018

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	904/181 St Kilda Rd ST KILDA 3182	\$390,000	23/09/2017
2	313/163 Fitzroy St ST KILDA 3182	\$375,000	17/10/2017
3	15/4 Alfred Sq ST KILDA 3182	\$330,000	31/12/2017

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.



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Rooms:

Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

Year ending March 2018: \$550,000

Comparable Properties



904/181 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 23/09/2017

Rooms: -

Property Type: Apartment

313/163 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

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Price: \$375,000

Method: Sale

Date: 17/10/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO
Flat



15/4 Alfred Sq ST KILDA 3182 (VG)

Agent Comments

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Price: \$330,000

Method: Sale

Date: 31/12/2017

Rooms: -

Property Type: Strata Unit/Flat