

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

1/49 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,262,500

Property Type House

Suburb St Kilda

Period - From 30/09/2018

to

29/09/2019

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	70 Goldsmith St ELWOOD 3184	\$1,870,000	11/05/2019
2	18 Ruskin St ELWOOD 3184	\$1,860,000	01/06/2019
3	63 Spenser St ST KILDA 3182	\$1,810,000	04/05/2019

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.~~

This Statement of Information was prepared on:

30/09/2019 12:10



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

30/09/2018 - 29/09/2019: \$1,262,500

Comparable Properties



70 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,870,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House (Res)

Land Size: 264 sqm approx



18 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 290 sqm approx



63 Spenser St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 04/05/2019

Property Type: House

Land Size: 325 sqm approx