

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	14/22 Eildon Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$530,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

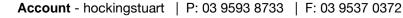
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	509/13 Wellington St ST KILDA 3182	\$435,000	22/12/2018
2	206/131 Acland St ST KILDA 3182	\$435,000	25/11/2018
3	101/129 Fitzroy St ST KILDA 3182	\$410,000	19/10/2018

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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hockingstuart





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$429,950 Median Unit Price Year ending December 2018: \$530,000

Comparable Properties



509/13 Wellington St ST KILDA 3182 (REI/VG)

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Price: \$435,000 Method: Private Sale Date: 22/12/2018

Rooms: -

Property Type: Apartment

206/131 Acland St ST KILDA 3182 (REI/VG)





Price: \$435,000 **Method:** Auction Sale **Date:** 25/11/2018

Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments



101/129 Fitzroy St ST KILDA 3182 (REI/VG)

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Price: \$410,000 Method: Private Sale Date: 19/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

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