

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 7/14 Deakin Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$480,000 & \$525,000

Median sale price

Median price \$643,500 House Unit X Suburb St Kilda West

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.

	Address of comparable property	Price	Date of sale
1	20/44 Fitzroy St ST KILDA 3182	\$504,000	16/02/2019
2	2/33 Eildon Rd ST KILDA 3182	\$495,000	02/02/2019
3	2/3 Woonsocket Ct ST KILDA 3182	\$477,500	07/11/2018

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.



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

Year ending December 2018: \$643,500

Comparable Properties



20/44 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$504,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Apartment



2/33 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$495,000

Method: Auction Sale

Date: 02/02/2019

Rooms: -

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$477,500

Method: Private Sale

Date: 07/11/2018

Rooms: 2

Property Type: Apartment