

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

8/146 St Kilda Road, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$869,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2017

to

31/12/2017

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 | | |

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.



 3  1  0

Rooms:

Property Type: Unit

Agent Comments

Enjoy vast open plan living and dining with soaring ceilings 16 ft ceilings and wooden floors. Kitchen with an abundance of storage, gas cooking, DW and stone benchtops plus a private rooftop terrace on title.

Comparable Properties



7/24 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

 3  1  1

Price: \$811,000

Method: Private Sale

Date: 31/08/2017

Rooms: -

Property Type: Apartment



101/598 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  1

Price: \$790,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Apartment

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.