Chisholm&Gamon

Andrew Vandermeer 03 9531 1245 0403 193 007

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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

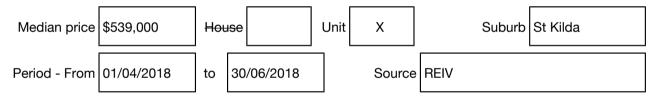
2/3 Woonsocket Court, St Kilda Vic 3182

Indicative selling price

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

Single price \$490,000

Median sale price



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	6/98 Barkly St ST KILDA 3182	\$550,000	24/05/2018
2	16/17a Milton St ELWOOD 3184	\$513,000	18/07/2018
3	4/60 Carlisle St ST KILDA 3182	\$450,000	12/05/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

2/3 Woonsocket Court, St Kilda Vic 3182





Rooms: Property Type: Agent Comments

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> Indicative Selling Price \$490,000 Median Unit Price June quarter 2018: \$539,000

Comparable Properties



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6/98 Barkly St ST KILDA 3182 (REI/VG)

Price: \$550,000 Method: Private Sale Date: 24/05/2018 Rooms: -Property Type: Apartment Agent Comments



16/17a Milton St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$513,000 Method: Private Sale Date: 18/07/2018 Rooms: -Property Type: Apartment

L- 1

4/60 Carlisle St ST KILDA 3182 (REI/VG)



Price: \$450,000 Method: Auction Sale Date: 12/05/2018 Rooms: 2 Property Type: Apartment Land Size: 1138 sqm approx

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Agent Comments