Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$815,000	&	\$895,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Unit		Suburb	St Kilda East
Period - From	01/04/2020	to	31/03/2021		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

1	3/88 Alexandra St ST KILDA EAST 3183	\$910,000	19/01/2021
2	1/69a Westbury St ST KILDA EAST 3183	\$845,000	27/03/2021
3	4/63 Hotham St ST KILDA EAST 3183	\$813,000	27/03/2021

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:	12/05/2021 14:04

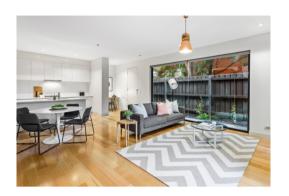


Date of sale



Campbell Kilsby 03 9532 7399 0402 212 093 ckilsby@greghocking.com.au

Indicative Selling Price \$815,000 - \$895,000 **Median Unit Price** Year ending March 2021: \$600,000



Property Type: Agent Comments

Comparable Properties



3/88 Alexandra St ST KILDA EAST 3183

(REI/VG)

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Price: \$910,000 Method: Private Sale Date: 19/01/2021

Property Type: Townhouse (Single)

Agent Comments



1/69a Westbury St ST KILDA EAST 3183 (REI)

Price: \$845,000 Method: Auction Sale Date: 27/03/2021

Property Type: Townhouse (Res)



4/63 Hotham St ST KILDA EAST 3183 (REI)

Price: \$813,000 Method: Auction Sale Date: 27/03/2021

Property Type: Apartment

Agent Comments

Agent Comments





Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276