

#### 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	203/196-198 St Kilda 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	\$520,000	Hou	Ise	Unit	Х	Suburb	St Kilda
Period - From	01/04/2018	to	31/03/2019		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 12/170-174 St Kilda Rd ST KILDA 3182 \$497,500 21/12/2018 2 17/128-140 Chapel St ST KILDA 3182 \$493,000 03/05/2019 3 511/163 Fitzroy St ST KILDA 3182 \$482,250 14/03/2019

#### 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.

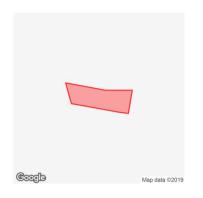
**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086





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**Agent Comments** 

Indicative Selling Price \$515,000 Median Unit Price Year ending March 2019: \$520,000

### Comparable Properties



12/170-174 St Kilda Rd ST KILDA 3182 (REI/VG)

(KEI/VG)

**i** 

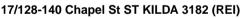


Price: \$497,500 Method: Private Sale Date: 21/12/2018

Rooms: -

**Property Type:** Apartment **Land Size:** 841 sqm approx

**Agent Comments** 



**|---|** 2





**Price:** \$493,000 **Method:** Private Sale **Date:** 03/05/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



511/163 Fitzroy St ST KILDA 3182 (REI/VG)

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Price: \$482,250 Method: Private Sale Date: 14/03/2019

Rooms: 3

Property Type: Apartment

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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.

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**Agent Comments**