

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	203/196-198 St Kilda Road, St Kilda Vic 3182
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Indicative selling price

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

Single price	\$515,000
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Median sale price

Median price	\$520,000	House		Unit	X	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.



Rooms:
Property Type:
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)

Agent Comments



Price: \$497,500
Method: Private Sale
Date: 21/12/2018
Rooms: -
Property Type: Apartment
Land Size: 841 sqm approx



17/128-140 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$493,000
Method: Private Sale
Date: 03/05/2019
Rooms: -
Property Type: Apartment



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

Agent Comments



Price: \$482,250
Method: Private Sale
Date: 14/03/2019
Rooms: 3
Property Type: Apartment