

Rochelle Butt 0395259222 0412707033 rochelle@rodneymorley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Toperty offered for sale										
Including suburl		otham	n Street, St Kilda	a East	Vic 3183					
ndicative sellin	ng price									
or the meaning o	of this price see	cons	sumer.vic.gov.a	ıu/und	erquoting					
Range between \$500,000			&	\$5	50,000					
Median sale price										
Median price \$	5570,500	Hou	ISC	Unit	Х		Suburb	St Kilda East		
Period - From 0)1/07/2017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	22/327 Orrong Rd ST KILDA EAST 3183	\$530,000	04/08/2018
2	7/19-21 Dalgety St ST KILDA 3182	\$530,000	30/08/2018
3	5/2 Celeste Ct ST KILDA EAST 3183	\$517,000	19/05/2018

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending June 2018: \$570,500





Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



22/327 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Price: \$530,000 Method: Auction Sale Date: 04/08/2018 Rooms: -

Property Type: Unit

Agent Comments



7/19-21 Dalgety St ST KILDA 3182 (REI)





Price: \$530.000 Method: Private Sale Date: 30/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



5/2 Celeste Ct ST KILDA EAST 3183 (REI)

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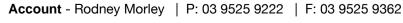


Price: \$517,000 Method: Auction Sale Date: 19/05/2018

Rooms: 3

Property Type: Apartment

Agent Comments





propertydata

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