

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

8/17 St Leonards Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$595,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 31/12/2019 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	3/50 Fitzroy St ST KILDA 3182	\$865,000	07/11/2019
2	13/24 Park St ST KILDA WEST 3182	\$855,000	30/11/2019
3	1/22a Acland St ST KILDA 3182	\$850,000	23/11/2019

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$820,000 - \$900,000
Median Unit Price
December quarter 2019: \$595,500



Rooms: 1
Property Type: Strata Unit/Flat
Land Size: 100 sqm approx
Agent Comments

Comparable Properties



3/50 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$865,000
Method: Sold Before Auction
Date: 07/11/2019
Property Type: Apartment



13/24 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: Apartment



1/22a Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 23/11/2019
Rooms: 3
Property Type: Apartment