

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	35a Alexandra Street, St Kilda East Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$795,000

#### Median sale price

Median price	\$539,500	Hou	Ise	Unit	Х		Suburb	St Kilda East
Period - From	01/10/2018	to	31/12/2018		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	3/2 Nelson St BALACLAVA 3183	\$834,000	08/01/2019
2	2/60 Alexandra St ST KILDA EAST 3183	\$820,000	07/10/2018
3	19 Charnwood Gr ST KILDA 3182	\$779,000	03/11/2018

#### 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 - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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**Indicative Selling Price** \$795,000 **Median Unit Price** December quarter 2018: \$539,500



Rooms:

Property Type: Townhouse

**Agent Comments** 

## Comparable Properties



3/2 Nelson St BALACLAVA 3183 (REI/VG)





Price: \$834,000 Method: Private Sale Date: 08/01/2019

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



2/60 Alexandra St ST KILDA EAST 3183

(REI/VG)





Price: \$820,000 Method: Auction Sale Date: 07/10/2018

Rooms: -

Property Type: Apartment Land Size: 507 sqm approx Agent Comments



19 Charnwood Gr ST KILDA 3182 (REI/VG)

**--** 2





Agent Comments

Price: \$779,000 Method: Private Sale Date: 03/11/2018

Rooms: -

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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