

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	71/3 Alfred Square, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$620,000

Median sale price

Median price	\$523,500	Hou	Ise	Unit	Х	Suburb	St Kilda
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

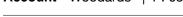
Comparable property sales (*Delete A or B below as applicable)

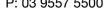
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

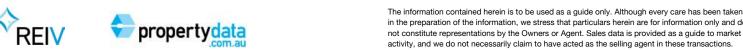
Ad	dress of comparable property	Price	Date of sale
1	6H/12 Marine Pde ST KILDA 3182	\$661,000	29/06/2019
2	5/27-29 York St ST KILDA WEST 3182	\$620,000	23/02/2019
3	2/26-28 Blessington St ST KILDA 3182	\$565,000	27/05/2019

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: 5
Property Type:
Agent Comments

First time offered to the market in 43 years.

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price June quarter 2019: \$523,500

Comparable Properties



6H/12 Marine Pde ST KILDA 3182 (REI)

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Price: \$661,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

Property Type: Apartment

Total Designation of the Control of

5/27-29 York St ST KILDA WEST 3182 (REI/VG) Agent Comments

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Price: \$620,000 Method: Private Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment



2/26-28 Blessington St ST KILDA 3182

(REI/VG)

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a

Price: \$565,000 Method: Private Sale Date: 27/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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