

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

71/3 Alfred Square, St Kilda Vic 3182

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

House

Unit

X

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.

	Address 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.



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$661,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Apartment



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

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment



2/26-28 Blessington St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$565,000

Method: Private Sale

Date: 27/05/2019

Rooms: -

Property Type: Apartment