

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 32/3 Alfred Square, St Kilda Vic 3182

Indicative selling price

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

Range between \$510,000 & \$540,000

Median sale price

Median price \$550,000 House Unit X Suburb St Kilda

Period - From 01/04/2017 to 31/03/2018 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.

	Address of comparable property	Price	Date of sale
1	6/40 Charnwood Rd ST KILDA 3182	\$540,000	10/12/2017
2	9/98 Grey St ST KILDA 3182	\$535,000	21/10/2017
3	33/149 Fitzroy St ST KILDA 3182	\$512,500	15/12/2017

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$510,000 - \$540,000

Median Unit Price

Year ending March 2018: \$550,000

Comparable Properties



6/40 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$540,000
Method: Auction Sale
Date: 10/12/2017
Rooms: -
Property Type: Apartment



9/98 Grey St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$535,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Apartment



33/149 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$512,500
Method: Private Sale
Date: 15/12/2017
Rooms: -
Property Type: Apartment