

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | Pro | perty | offered | for sal | е |
|--|-----|-------|---------|---------|---|
|--|-----|-------|---------|---------|---|

| Including suburb and | 7/10 Acland Street, St Kilda Vic 3182 |
|----------------------|---------------------------------------|
| postcode | |
| | |

Indicative selling price

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

| Range between | \$380,000 | & | \$415,000 |
|---------------|-----------|---|-----------|
| j | , , | | · , |

Median sale price

| Median price | \$540,000 | Hou | se | Unit | х | Suburb | St Kilda |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/10/2017 | to | 30/09/2018 | | 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 | 4/1 Marlton Cr ST KILDA 3182 | \$407,750 | 23/08/2018 |
| 2 | 302/126 Chapel St ST KILDA 3182 | \$390,000 | 21/11/2018 |
| 3 | 216/163 Fitzroy St ST KILDA 3182 | \$382,500 | 31/08/2018 |

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.

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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$380,000 - \$415,000 **Median Unit Price** Year ending September 2018: \$540,000

Comparable Properties



4/1 Mariton Cr ST KILDA 3182 (REI/VG)

Price: \$407,750 Method: Private Sale Date: 23/08/2018

Rooms: -

Property Type: Apartment

Agent Comments



302/126 Chapel St ST KILDA 3182 (REI/VG)

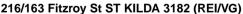




Price: \$390.000 Method: Private Sale Date: 21/11/2018

Rooms: -

Property Type: Apartment Land Size: 778 sqm approx **Agent Comments**





Price: \$382,500 Method: Private Sale Date: 31/08/2018

Rooms: -

Property Type: Apartment Land Size: 2230 sqm approx Agent Comments

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