

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 7/29 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$731,000

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	1/30a Mitford St ST KILDA 3182	\$743,000	13/12/2017
2	2/25 Vale St ST KILDA 3182	\$742,000	10/02/2018
3	5/45-47 Chapel St ST KILDA 3182	\$725,000	17/03/2018

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.



2
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 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$731,000

Median Unit Price

Year ending March 2018: \$550,000

Comparable Properties



1/30a Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2
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Price: \$743,000

Method: Private Sale

Date: 13/12/2017

Rooms: 3

Property Type: Apartment

Land Size: 723 sqm approx



2/25 Vale St ST KILDA 3182 (REI/VG)

Agent Comments

2
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 1

Price: \$742,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Apartment



5/45-47 Chapel St ST KILDA 3182 (REI)

Agent Comments

2
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 1

Price: \$725,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Apartment