

## 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

5/15 Jackson Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000

&

\$330,000

#### Median sale price

Median price \$522,500

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2016

to

30/09/2017

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	18/37 Vale St ST KILDA 3182	\$330,000	15/08/2017
2	24/157 Fitzroy St ST KILDA 3182	\$312,500	24/07/2017
3	7/23 Robe St ST KILDA 3182	\$307,000	26/04/2017

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.~~



**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending September 2017: \$522,500

One of only two, tucked away in a growth zone of St Kilda

## Comparable Properties



**18/37 Vale St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 15/08/2017

**Rooms:** -

**Property Type:** Apartment



**24/157 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$312,500

**Method:** Sale

**Date:** 24/07/2017

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat



**7/23 Robe St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$307,000

**Method:** Sale

**Date:** 26/04/2017

**Rooms:** -

**Property Type:** Stratum Flat