

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 13/16 Tennyson Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$520,000 House Unit X Suburb St Kilda

Period - From 01/04/2018 to 31/03/2019 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	3/9 Herbert St ST KILDA 3182	\$720,000	15/03/2019
2	6/2a Robe St ST KILDA 3182	\$707,000	04/05/2019
3	5/26a Byrne Av ELWOOD 3184	\$680,000	15/12/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$680,000 - \$720,000
Median Unit Price
 Year ending March 2019: \$520,000

Comparable Properties



3/9 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 15/03/2019
Rooms: -
Property Type: Apartment
Land Size: 1070 sqm approx



6/2a Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$707,000
Method: Auction Sale
Date: 04/05/2019
Rooms: -
Property Type: Apartment



5/26a Byrne Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 3
Property Type: Apartment