

#### 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	13/16 Tennyson Street, St Kilda Vic 3182
Including suburb and	·
postcode	

#### 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	Hou	se	Unit	х	Suburb	St Kilda
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

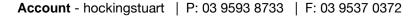
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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## hockingstuart









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)





Price: \$720,000

Method: Sold Before Auction

Date: 15/03/2019

Rooms: -

Property Type: Apartment Land Size: 1070 sqm approx **Agent Comments** 



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)





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

Property Type: Apartment

**Agent Comments** 

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

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