

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

7/11 Meadow Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,385,000

House

X

Unit

Suburb

St Kilda East

Period - From 01/07/2018

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.



 5  3  2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/37-41 Milburn Gr ST KILDA EAST 3183 (REI) **Agent Comments**

 4  2  2

Price: \$1,465,000

Method: Auction Sale

Date: 07/10/2018

Rooms: 6

Property Type: Townhouse (Res)



667b Inkerman Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,410,000

Method: Auction Sale

Date: 19/08/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 197 sqm approx

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.