

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

5/45 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2019

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	2/44 Waterloo Cr ST KILDA 3182	\$425,000	16/03/2019
2	201/63 Acland St ST KILDA 3182	\$420,750	30/03/2019
3	14/22 Eildon Rd ST KILDA 3182	\$420,000	28/03/2019

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.



1 1 1

Rooms:

Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$425,000

Median Unit Price

March quarter 2019: \$495,000

Comparable Properties



2/44 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Sold Before Auction

Date: 16/03/2019

Rooms: -

Property Type: Apartment



201/63 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$420,750

Method: Sold Before Auction

Date: 30/03/2019

Rooms: -

Property Type: Apartment



14/22 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 28/03/2019

Rooms: -

Property Type: Apartment