

## 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

2/4 Celeste Court, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$595,000 & \$654,500

### Median sale price

Median price \$597,500 House Unit X 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	7/6 Hughenden Rd ST KILDA EAST 3183	\$651,500	12/11/2018
2	12A/340 Dandenong Rd ST KILDA EAST 3183	\$625,000	23/09/2018
3	12/24 Hughenden Rd ST KILDA EAST 3183	\$600,000	30/06/2018

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:** Apartment

**Agent Comments**

Located in this boutique block of six, this home is sure to impress with its expansive open plan living and dining, chef's kitchen with gas cooking and an abundance of storage, queen-sized bedrooms, polished floorboards, high ceilings, study nook and north-facing covered balcony.

## Comparable Properties



**7/6 Hughenden Rd ST KILDA EAST 3183 (REI)** Agent Comments



**Price:** \$651,500

**Method:** Sold Before Auction

**Date:** 12/11/2018

**Rooms:** -

**Property Type:** Apartment



**12A/340 Dandenong Rd ST KILDA EAST 3183 (REI)** Agent Comments



**Price:** \$625,000

**Method:** Auction Sale

**Date:** 23/09/2018

**Rooms:** -

**Property Type:** Apartment



**12/24 Hughenden Rd ST KILDA EAST 3183 (REI/VG)** Agent Comments



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 4

**Property Type:** Apartment