

# 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

22 Empress Road, 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 \$910,000 & \$1,001,000

### Median sale price

Median price \$1,330,000 Property Type House Suburb St Kilda East

Period - From 01/04/2019 to 30/06/2019 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	26 Greeves St ST KILDA 3182	\$1,035,000	17/04/2019
2	22 Prentice St ST KILDA EAST 3183	\$1,005,000	10/08/2019
3	5 Charles St ST KILDA 3182	\$980,000	22/06/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 14:18

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**Indicative Selling Price**

\$910,000 - \$1,001,000

**Median House Price**

June quarter 2019: \$1,330,000



 3  1  0

**Property Type:** House

**Agent Comments**

## Comparable Properties



**26 Greeves St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 17/04/2019

**Property Type:** House

**Land Size:** 200 sqm approx

**22 Prentice St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 207 sqm approx



**5 Charles St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 145 sqm approx