

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

22/9 Meadow Street, St Kilda East Vic 3183

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

Range between \$485,000

&

\$515,000

Median sale price

Median price \$555,088

House

Unit

X

Suburb

St Kilda East

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	2/2 Parkside St ELSTERNWICK 3185	\$505,000	26/04/2019
2	5/152 Alma Rd ST KILDA EAST 3183	\$501,000	01/04/2019
3	206/160 Hotham St ST KILDA EAST 3183	\$497,000	09/07/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/2 Parkside St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$505,000

Method: Private Sale

Date: 26/04/2019

Rooms: -

Property Type: Apartment



5/152 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$501,000

Method: Sold Before Auction

Date: 01/04/2019

Rooms: 3

Property Type: Apartment



206/160 Hotham St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$497,000

Method: Private Sale

Date: 09/07/2019

Rooms: 3

Property Type: Apartment