

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	4/8 Mooltan Avenue, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$585,000	House		Unit	X	Suburb	St Kilda East
Period - From	01/04/2018	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	5/8 Hughenden Rd ST KILDA EAST 3183	\$657,000	15/02/2019
2	5/28 Hughenden Rd ST KILDA EAST 3183	\$636,000	25/11/2018
3	11/55 Hotham St ST KILDA EAST 3183	\$620,500	03/03/2019

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.

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2019: \$585,000



Rooms:

Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Comparable Properties



5/8 Hughenden Rd ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$657,000

Method: Sold Before Auction

Date: 15/02/2019

Rooms: -

Property Type: Apartment



5/28 Hughenden Rd ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$636,000

Method: Auction Sale

Date: 25/11/2018

Rooms: 4

Property Type: Apartment



11/55 Hotham St ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$620,500

Method: Auction Sale

Date: 03/03/2019

Rooms: 5

Property Type: Unit