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

2/12 St Leonards Avenue St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$760,000	&	\$810,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$500,000	Prope	Property type		Unit		St Kilda
Period-from	01 Jan 2019	to	31 Dec 2	2019	Source		Corelogic

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 6 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	
3/52 Fitzroy Street St Kilda VIC 3182	\$785,000	19-Dec-19	
48/151 Fitzroy Street St Kilda VIC 3182	\$848,901	21-Sep-19	
15/8 The Avenue Windsor VIC 3181	\$735,500	12-Sep-19	

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 6 months.

This Statement of Information was prepared on: 24 January 2020



consumer.vic.gov.au

hockingstuart

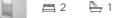
Distance

1.91km

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	3/52 Fitzroy Street St Kilda VIC 3182 ☐ 2	Sold Price	\$785,000	Sold Date Distance	19-Dec-19 0.43km	
totingdart Construction Cons	48/151 Fitzroy Street St Kilda VIC 3182 ☐ 2	Sold Price	\$848,901	Sold Date Distance	21-Sep-19 0.48km	
	15/8 The Avenue Windsor VIC 3181	Sold Price	\$735,500	Sold Date	12-Sep-19	



RS = Recent sale UN = Undisclosed Sale

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