

Campbell Kilsby 03 9532 7399 0402 212 093 ckilsby@greghocking.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	102/200 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$335,000

Median sale price

Median price	\$495,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

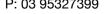
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	35/127 Grey St ST KILDA 3182	\$350,000	16/02/2019
2	208/171-173 Inkerman St ST KILDA 3182	\$340,000	08/02/2019
3	512/181 St Kilda Rd ST KILDA 3182	\$310,000	18/05/2019

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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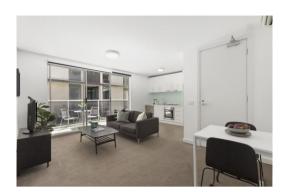






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Indicative Selling Price \$335,000 Median Unit Price March quarter 2019: \$495,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



35/127 Grey St ST KILDA 3182 (REI/VG)

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(2) 1

Price: \$350,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Apartment

Agent Comments



208/171-173 Inkerman St ST KILDA 3182

(REI/VG)





Price: \$340,000 **Method:** Private Sale **Date:** 08/02/2019

Rooms: 4

Property Type: Apartment

Agent Comments



512/181 St Kilda Rd ST KILDA 3182 (REI)

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Price: \$310,000 Method: Private Sale Date: 18/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276





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