

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 16 Rockbrook Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$1,285,000

Median sale price

Median price \$1,441,250 House X Unit Suburb St Kilda East

Period - From 01/10/2017 to 30/09/2018 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	10 Lambert Gr ST KILDA EAST 3183	\$1,305,000	11/08/2018
2	21 Hawthorn Av CAULFIELD NORTH 3161	\$1,250,000	14/10/2018
3	39 Marlborough St BALACLAVA 3183	\$1,221,000	18/08/2018

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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Rooms:
Property Type: House (Res)
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
\$1,285,000

Median House Price
Year ending September 2018: \$1,441,250

Comparable Properties



10 Lambert Gr ST KILDA EAST 3183 (REI/VG) **Agent Comments**

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Price: \$1,305,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 186 sqm approx



21 Hawthorn Av CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

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Price: \$1,250,000
Method: Auction Sale
Date: 14/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 378 sqm approx



39 Marlborough St BALACLAVA 3183 (REI/VG) **Agent Comments**

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Price: \$1,221,000
Method: Private Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 164 sqm approx