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

9 Foster Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between $2,460,000 & $2,700,000

Median sale price

| Median price | $1,880,000 | Property Type | House | Suburb | St Kilda |

| Period - From | 01/01/2021 | to | 31/12/2021 | 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
1 108 Addison St ELWOOD 3184	$2,700,000	27/10/2021
2 19 Mitchell St ST KILDA 3182	$2,590,000	22/10/2021
3 2 Glen Eira Rd RIPPONLEA 3185	$2,565,000	09/12/2021

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.~~

This Statement of Information was prepared on: 17/03/2022 11:29

CONSUMER AFFAIRS VICTORIA

9 Foster Avenue, St Kilda Vic 3182

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THE AGENCY

🛏 **4** 🛁 **2** 🚗 **2**

Property Type: House (Previously Occupied - Detached)
Land Size: 526 sqm approx

Agent Comments

Indicative Selling Price
$2,460,000 - $2,700,000
Median House Price
Year ending December 2021: $1,880,000

Comparable Properties

108 Addison St ELWOOD 3184 (REI/VG)

🛏 **3** 🛁 **2** 🚗 **1**

Price: $2,700,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: House
Land Size: 481 sqm approx

Agent Comments

19 Mitchell St ST KILDA 3182 (REI/VG)

🛏 **4** 🛁 **1** 🚗 **1**

Price: $2,590,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 431 sqm approx

Agent Comments

2 Glen Eira Rd RIPPONLEA 3185 (REI/VG)

🛏 **4** 🛁 **2** 🚗 **3**

Price: $2,565,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 478 sqm approx

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388