

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

23 Meadow Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,550,000 & \$1,705,000

Median sale price

Median price \$1,200,000 House X Unit Suburb St Kilda East

Period - From 01/07/2017 to 30/09/2017 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	23 Albion St BALACLAVA 3183	\$1,750,000	16/09/2017
2	31 Newstead St CAULFIELD 3162	\$1,700,000	12/11/2017
3	3a Alexandra Av ELSTERNWICK 3185	\$1,690,000	14/10/2017

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.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



23 Albion St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 439 sqm approx



31 Newstead St CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 12/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 641 sqm approx



3a Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 576 sqm approx