

## Statement of Information

ngatacre@hockingstuart.com.au

## 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 5/70 Alexandra Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

#### Median sale price

Median price \$585,000 House Unit X Suburb St Kilda East

Period - From 01/04/2018 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.

	Address of comparable property	Price	Date of sale
1	1/2 King St PRAHRAN 3181	\$475,000	05/03/2019
2	3/296 Inkerman St ST KILDA EAST 3183	\$465,000	24/11/2018
3	3/34 Clarke St PRAHRAN 3181	\$459,000	13/04/2019

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.

5/70 Alexandra Street, St Kilda East Vic 3183

**hockingstuart**

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending March 2019: \$585,000



1 1 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/2 King St PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 05/03/2019

**Rooms:** 2

**Property Type:** Apartment



**3/296 Inkerman St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$465,000

**Method:** Auction Sale

**Date:** 24/11/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 849 sqm approx



**3/34 Clarke St PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$459,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** Apartment