

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

12/26-28 Blessington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$500,000 House Unit X Suburb St Kilda

Period - From 01/10/2018 to 31/12/2018 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	1/7 Martin St ST KILDA 3182	\$677,000	23/02/2019
2	2/39 Marine Pde ST KILDA 3182	\$655,000	31/01/2019
3	15/14a Chapel St ST KILDA 3182	\$645,000	14/01/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Located on one of the most desirable treelined streets in St Kilda, this first floor art deco apartment in the "Clarendon", is just metres from St Kilda's Botanical Gardens, Acland Street and Blessington café strip.

Comparable Properties



1/7 Martin St ST KILDA 3182 (REI)

Agent Comments



Price: \$677,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment



2/39 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 31/01/2019

Rooms: -

Property Type: Apartment



15/14a Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: Apartment