

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 10 Lambert Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,357,000 House X Unit Suburb St Kilda East

Period - From 01/04/2017 to 31/03/2018 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	6 Palm Ct ST KILDA EAST 3183	\$1,300,000	20/11/2017
2	114 Peel St WINDSOR 3181	\$1,277,000	05/05/2018
3	67 York St PRAHRAN 3181	\$1,255,000	28/02/2018

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.



2
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Rooms:
Property Type: House
Land Size: 206 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 Year ending March 2018: \$1,357,000

Comparable Properties



6 Palm Ct ST KILDA EAST 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,300,000
Method: Sold Before Auction
Date: 20/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 243 sqm approx



114 Peel St WINDSOR 3181 (REI)

Agent Comments

2
 1
 -

Price: \$1,277,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)



67 York St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,255,000
Method: Sold Before Auction
Date: 28/02/2018
Rooms: -
Property Type: House (Res)