

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

1/2C Oak Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$575,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/01/2018

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	7/111 Ruskin St ELWOOD 3184	\$762,500	24/12/2018
2	1/113 Westbury St BALACLAVA 3183	\$756,000	16/06/2018
3	3/38 Prahran Gr ELSTERNWICK 3185	\$736,000	05/12/2018

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
 2
 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

Year ending December 2018: \$575,000

Comparable Properties



7/111 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$762,500

Method: Private Sale

Date: 24/12/2018

Rooms: 3

Property Type: Apartment



1/113 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$756,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment



3/38 Prahran Gr ELSTERNWICK 3185 (REI)

Agent Comments

2
 1
 1

Price: \$736,000

Method: Sold Before Auction

Date: 05/12/2018

Rooms: 3

Property Type: Unit