

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 207/43 Duke Street, St Kilda 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*560,000 & \$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$518,750

\*House

\*Unit X

Suburb St Kilda

Period - From 01/04/2017

to 30/06/2017

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
123/135 Inkerman Street, St Kilda 3182	\$600,000	16/09/2017
6/93 Grosvenor Street, St Kilda East 3183	\$582,000	17/09/2017
3/296 St Kilda Road, St Kilda 3182	\$560,000	29/09/2017