

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 3/42 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 01/10/2017 to 30/09/2018 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	6/10-12 Blenheim St BALACLAVA 3183	\$700,000	21/09/2018
2	6/306 Glen Eira Rd ELSTERNWICK 3185	\$690,000	19/08/2018
3	3/105 Grosvenor St BALACLAVA 3183	\$675,000	01/08/2018

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.



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

Year ending September 2018: \$575,000

Comparable Properties



6/10-12 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

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Price: \$700,000

Method: Private Sale

Date: 21/09/2018

Rooms: -

Property Type: Apartment



6/306 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 1 1

Price: \$690,000

Method: Auction Sale

Date: 19/08/2018

Rooms: -

Property Type: Apartment



3/105 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$675,000

Method: Sold Before Auction

Date: 01/08/2018

Rooms: -

Property Type: Apartment