

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

2/8 Ardoch Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$492,500

House

Unit

X

Suburb

St Kilda East

Period - From 01/01/2018

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	1/46 Blessington St ST KILDA 3182	\$870,000	17/01/2018
2	5/56 Acland St ST KILDA 3182	\$855,000	10/02/2018
3	1/237 Dandenong Rd WINDSOR 3181	\$825,000	03/03/2018

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 1 1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

March quarter 2018: \$492,500

Comparable Properties



1/46 Blessington St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$870,000

Method: Private Sale

Date: 17/01/2018

Rooms: -

Property Type: Apartment



5/56 Acland St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$855,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Apartment



1/237 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: Apartment