

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

14 Graylings Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,150,000 & \$1,220,000

Median sale price

Median price \$1,500,000 House X Unit Suburb St Kilda East

Period - From 01/04/2018 to 31/03/2019 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	12 Oak Gr RIPPONLEA 3185	\$1,215,000	14/04/2019
2	140 Alexandra St ST KILDA EAST 3183	\$1,200,000	19/05/2019
3	19b Rosamond St BALACLAVA 3183	\$1,125,000	09/02/2019

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.



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median House Price

Year ending March 2019: \$1,500,000

Comparable Properties



12 Oak Gr RIPPONLEA 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$1,215,000

Method: Auction Sale

Date: 14/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 251 sqm approx



140 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,200,000

Method: Auction Sale

Date: 19/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 330 sqm approx



19b Rosamond St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 153 sqm approx