

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

28 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	62 Henry St WINDSOR 3181	\$1,385,000	13/04/2019
2	1 Murray St ELSTERNWICK 3185	\$1,370,000	30/03/2019
3	3 Shirley Gr ST KILDA EAST 3183	\$1,276,000	18/05/2019

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 2

Rooms:

Property Type: House

Land Size: 383.644 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

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

Comparable Properties

62 Henry St WINDSOR 3181 (REI)

Agent Comments

3 1 4

Price: \$1,385,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 327 sqm approx



1 Murray St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 1

Price: \$1,370,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 380 sqm approx



3 Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments

3 1 2

Price: \$1,276,000

Method: Auction Sale

Date: 18/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 269 sqm approx