

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 8 Graylings Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price \$1,590,000

Median sale price

Median price \$1,441,250 House X Unit 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	18a Alston Gr ST KILDA EAST 3183	\$1,661,000	13/05/2018
2	6 King St ST KILDA EAST 3183	\$1,575,000	06/06/2018
3	202 Inkerman St ST KILDA EAST 3183	\$1,550,000	11/08/2018

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.



4
 2
 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,590,000

Median House Price
 Year ending September 2018: \$1,441,250

Comparable Properties



18a Alston Gr ST KILDA EAST 3183 (REI/VG) **Agent Comments**

3
 2
 2

Price: \$1,661,000
Method: Auction Sale
Date: 13/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 300 sqm approx



6 King St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

3
 1
 -

Price: \$1,575,000
Method: Private Sale
Date: 06/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 244 sqm approx



202 Inkerman St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

3
 2
 -

Price: \$1,550,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 244 sqm approx