

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	3/82 Grosvenor Street, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$310,000	&	\$340,000
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Median sale price

Median price	\$539,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/10/2018	to	31/12/2018	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	3/79 Alma Rd ST KILDA 3182	\$330,000	21/10/2018
2	4/88 Grosvenor St BALACLAVA 3183	\$330,000	01/09/2018
3	13/211 Hotham St RIPPONLEA 3185	\$315,500	08/12/2018

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.



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
December quarter 2018: \$539,500

Comparable Properties



3/79 Alma Rd ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$330,000
Method: Auction Sale
Date: 21/10/2018
Rooms: 2
Property Type: Apartment



4/88 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 1  1  1

Price: \$330,000
Method: Private Sale
Date: 01/09/2018
Rooms: 3
Property Type: Apartment



13/211 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

 1  1  1

Price: \$315,500
Method: Sold After Auction
Date: 08/12/2018
Rooms: 2
Property Type: Apartment