

## 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	38a Loch Avenue, St Kilda East Vic 3183
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,729,000

### Median sale price

Median price	\$1,470,000	House	X	Unit		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	1/16 Talbot Av ST KILDA EAST 3183	\$1,720,000	03/06/2018
2	18a Alston Gr ST KILDA EAST 3183	\$1,661,000	13/05/2018
3	25 Sidwell Av ST KILDA EAST 3183	\$1,660,000	29/04/2018

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.



**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**1/16 Talbot Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 03/06/2018

**Rooms:** 6

**Property Type:** Apartment



**18a Alston Gr ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,661,000

**Method:** Auction Sale

**Date:** 13/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**25 Sidwell Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 29/04/2018

**Rooms:** 6

**Property Type:** House (Res)