

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	1/7 Melby 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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$597,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/07/2018	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	1/113 Westbury St BALACLAVA 3183	\$756,000	16/06/2018
2	2/124 Inkerman St ST KILDA 3182	\$731,000	21/06/2018
3	2/41-43 Mitford St ELWOOD 3184	\$720,000	18/09/2018

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.

1/7 Melby Avenue, St Kilda East Vic 3183



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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2018: \$597,500



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/113 Westbury St BALACLAVA 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$756,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment



2/124 Inkerman St ST KILDA 3182 (REI/VG) **Agent Comments**

2 1 -

Price: \$731,000

Method: Sold Before Auction

Date: 21/06/2018

Rooms: -

Property Type: Apartment



2/41-43 Mitford St ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 -

Price: \$720,000

Method: Private Sale

Date: 18/09/2018

Rooms: 6

Property Type: Apartment