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**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 50 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
Year ending March 2017: \$530,000

## Comparable Properties



4/115 Tennyson St ELWOOD 3184 (REI)

**Agent Comments**

2 1 1

**Price:** \$747,500  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** Apartment



2/298 Inkerman St ST KILDA EAST 3183 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2016  
**Rooms:** 5  
**Property Type:** Apartment  
**Land Size:** 2024 sqm



5/90 Grey St ST KILDA 3182 (REI)

**Agent Comments**

2 2 2

**Price:** \$660,000  
**Method:** Sold After Auction  
**Date:** 09/04/2017  
**Rooms:** 4  
**Property Type:** Apartment

## 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

17 Young Street, St Kilda East Vic 3183

## Indicative selling price

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

Range between \$690,000

&amp;

\$750,000

## Median sale price

Median price \$530,000

Unit X

Suburb St Kilda East

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/115 Tennyson St ELWOOD 3184	\$747,500	08/04/2017
2/298 Inkerman St ST KILDA EAST 3183	\$700,000	21/11/2016
5/90 Grey St ST KILDA 3182	\$660,000	09/04/2017