hockingstuart





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)

Price: \$747,500 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



2/298 Inkerman St ST KILDA EAST 3183

(REI/VG)

-2



Price: \$700.000

Method: Sold Before Auction

Date: 21/11/2016 Rooms: 5

Property Type: Apartment Land Size: 2024 sqm

Agent Comments



5/90 Grey St ST KILDA 3182 (REI)



Price: \$660,000

Method: Sold After Auction

Date: 09/04/2017 Rooms: 4

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	17 Young Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$750,000

Median sale price

Median price	\$530,000		Unit X	Su	ıburb	St Kilda East	
Period - From	01/04/2016	to	31/03/2017	Source	REIV	1	

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



