

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	12 Empress Rd ST KILDA EAST 3183	\$1,250,000	19/11/2017
2	53 Raleigh St WINDSOR 3181	\$1,177,500	17/02/2018
3	33 Marlborough St BALACLAVA 3183	\$1,170,000	07/12/2017

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 165 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending March 2018: \$1,357,000

## Comparable Properties



**12 Empress Rd ST KILDA EAST 3183 (REI/VG)**   **Agent Comments**

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**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 19/11/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 191 sqm approx



**53 Raleigh St WINDSOR 3181 (REI/VG)**   **Agent Comments**

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**Price:** \$1,177,500  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 155 sqm approx



**33 Marlborough St BALACLAVA 3183 (REI/VG)**   **Agent Comments**

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**Price:** \$1,170,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 156 sqm approx