

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	39 Marlborough 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 \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,357,000	Hou	ise X	Unit		Suburb	St Kilda East
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

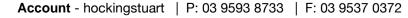
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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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hockingstuart





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

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)

= 2





Price: \$1,177,500 Method: Auction Sale Date: 17/02/2018

Rooms: 3

Property Type: House (Res) Land Size: 155 sqm approx **Agent Comments**

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







Price: \$1,170,000

Method: Sold Before Auction

Date: 07/12/2017

Rooms: 3

Property Type: House (Res) Land Size: 156 sqm approx

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





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