

Lindsey Harris
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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
Including suburb and
postcode

35/127 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$500,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2018

to

31/12/2018

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	613/181 St Kilda Rd ST KILDA 3182	\$380,000	26/07/2018
2	103/82 Hotham St ST KILDA EAST 3183	\$377,500	16/11/2018
3	301/126 Chapel St ST KILDA 3182	\$375,000	14/12/2018

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.

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Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
December quarter 2018: \$500,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



613/181 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 26/07/2018
Rooms: -
Property Type: Apartment



103/82 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$377,500
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: Apartment



301/126 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 14/12/2018
Rooms: -
Property Type: Apartment