

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

4/42 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.

4/42 Grey Street, St Kilda Vic 3182



Grace Le-Francke

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Indicative Selling Price

\$595,000

Median Unit Price

Year ending March 2019: \$520,000



2 1 2 permits

Rooms:

Property Type: Apartment

Land Size: 75 sqm approx

Agent Comments

Comparable Properties



7/47 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment



6/101 Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$600,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment

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.