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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

7 Wilgah Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,500,000

House

X

Unit

Suburb

St Kilda East

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	30 Brunning St BALACLAVA 3183	\$1,310,000	16/04/2019
2	32 Elm Gr BALACLAVA 3183	\$1,310,000	05/12/2018
3	16 Rockbrook Rd ST KILDA EAST 3183	\$1,275,000	10/01/2019

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.



3 1 2

Rooms:
Property Type: House (Res)
Agent Comments

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Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2019: \$1,500,000

Comparable Properties



30 Brunning St BALACLAVA 3183 (REI)

Agent Comments

3 2 1

Price: \$1,310,000
Method: Sold Before Auction
Date: 16/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 205 sqm approx



32 Elm Gr BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,310,000
Method: Private Sale
Date: 05/12/2018
Rooms: -
Property Type: House
Land Size: 220 sqm approx



16 Rockbrook Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,275,000
Method: Private Sale
Date: 10/01/2019
Rooms: -
Property Type: House
Land Size: 275 sqm approx