

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

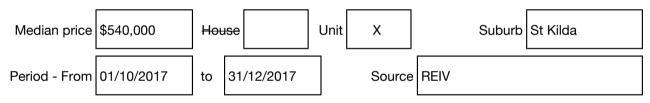
11/57 Chapel Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$360,000

Median sale price



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	10B/128-140 Chapel St ST KILDA 3182	\$357,000	17/02/2018
2	13/91 Grosvenor St BALACLAVA 3183	\$349,000	10/02/2018
3	16/41 Raglan St ST KILDA EAST 3183	\$340,000	30/01/2018

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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





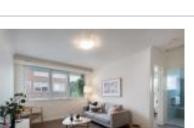
Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$360,000 **Median Unit Price** December guarter 2017: \$540,000

Comparable Properties



Price: \$357,000 Method: Private Sale Date: 17/02/2018 Property Type: Apartment Agent Comments



13/91 Grosvenor St BALACLAVA 3183 (REI) Agent Comments

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Price: \$349,000 Method: Auction Sale Date: 10/02/2018 Rooms: 2 Property Type: Apartment



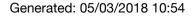
16/41 Raglan St ST KILDA EAST 3183 (REI)

L 1 **Ý** 1 Agent Comments

Price: \$340,000 Method: Private Sale Date: 30/01/2018 Rooms: -Property Type: Apartment

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