

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 6/72-74 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$555,000 House Unit X Suburb St Kilda

Period - From 01/07/2017 to 30/06/2018 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	8/72-74 Grey St ST KILDA 3182	\$555,000	20/03/2018
2	1/44 Eildon Rd ST KILDA 3182	\$550,000	18/08/2018
3	3/34 Barkly St ST KILDA 3182	\$530,000	04/08/2018

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.



2
 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
 \$570,000

Median Unit Price
 Year ending June 2018: \$555,000

Comparable Properties



8/72-74 Grey St ST KILDA 3182 (VG)

Agent Comments

2
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 -

Price: \$555,000
Method: Sale
Date: 20/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/44 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

2
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Price: \$550,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Apartment



3/34 Barkly St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$530,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Apartment