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

3/38 Queen Street, St Kilda East Vic 3183

Indicative selling price

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

Range between | $480,000 | & | $500,000

Median sale price

| Median price | $616,250 | Property Type | Unit | Suburb | St Kilda East |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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 5/8 Marriott St ST KILDA 3182	$520,000	05/05/2020
2 1/132 Inkerman St ST KILDA 3182	$500,000	17/04/2020
3 5/20 Crimea St ST KILDA 3182	$490,000	09/06/2020

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.~~

This Statement of Information was prepared on: | 19/10/2020 09:12

hockingstuart | **belle** PROPERTY

🛏 **2**   🛁 **1**   🚗 **0**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $500,000
Median Unit Price
Year ending September 2020: $616,250

Comparable Properties

5/8 Marriott St ST KILDA 3182 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $520,000
Method: Private Sale
Date: 05/05/2020
Property Type: Apartment

Agent Comments

1/132 Inkerman St ST KILDA 3182 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $500,000
Method: Sale
Date: 17/04/2020
Property Type: Strata Flat - Single OYO Flat

Agent Comments

5/20 Crimea St ST KILDA 3182 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **-**

Price: $490,000
Method: Private Sale
Date: 09/06/2020
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

REIV   propertydata.com.au