

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	11/1 Celeste Court, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$575,000	Hou	se	Unit	Х	Sub	urb St Kilda East
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	29/305 Carlisle St BALACLAVA 3183	\$315,000	23/09/2018
2	9/30 Balaclava Rd ST KILDA EAST 3183	\$310,000	31/07/2018
3	16/54 Balston St BALACLAVA 3183	\$300,500	05/10/2018

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 9593 8733 | F: 03 9537 0372





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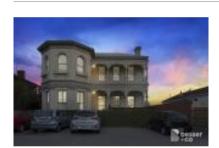


Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$315,000 Median Unit Price Year ending September 2018: \$575,000

Comparable Properties



29/305 Carlisle St BALACLAVA 3183 (REI/VG)

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Price: \$315,000 Method: Auction Sale Date: 23/09/2018

Rooms: -

Property Type: Apartment

9/30 Balaclava Rd ST KILDA EAST 3183

(REI/VG)

1





Price: \$310,000 **Method:** Private Sale **Date:** 31/07/2018

Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments



16/54 Balston St BALACLAVA 3183 (REI)





Price: \$300,500 **Method:** Private Sale **Date:** 05/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

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