

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

14/2 Emilton Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$520,000 House Unit X Suburb St Kilda

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	34/11 Marine Pde ST KILDA 3182	\$323,000	25/05/2019
2	7/52 Alma Rd ST KILDA 3182	\$320,000	16/03/2019
3	11/126 Inkerman St ST KILDA 3182	\$290,000	09/04/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending March 2019: \$520,000

Comparable Properties



34/11 Marine Pde ST KILDA 3182 (REI)

Agent Comments

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Price: \$323,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Apartment



7/52 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$320,000

Method: Private Sale

Date: 16/03/2019

Rooms: -

Property Type: Apartment



11/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$290,000

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: Apartment