

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

7/11 Herbert Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2018

to

31/12/2018

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	8/46 Ruskin St ELWOOD 3184	\$647,800	16/01/2019
2	10/176 Barkly St ST KILDA 3182	\$645,000	10/11/2018
3	8/8 Mitford St ST KILDA 3182	\$617,500	20/10/2018

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending December 2018: \$530,000

Comparable Properties



8/46 Ruskin St ELWOOD 3184 (REI)

Agent Comments

2
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 1

Price: \$647,800

Method: Private Sale

Date: 16/01/2019

Rooms: -

Property Type: Apartment

Land Size: 68 sqm approx



10/176 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 -

Price: \$645,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment

Land Size: 951 sqm approx



8/8 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$617,500

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: Apartment