

## 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

44 Clyde Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,500,000

#### Median sale price

Median price \$1,770,000

House

X

Unit

Suburb St Kilda

Period - From 01/04/2018

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	109 Park St ST KILDA WEST 3182	\$1,460,000	25/07/2018
2	66 Andrew St WINDSOR 3181	\$1,437,500	24/04/2018
3	56a Hornby St WINDSOR 3181	\$1,435,000	11/10/2018

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 184 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000

**Median House Price**  
June quarter 2018: \$1,770,000

## Comparable Properties



**109 Park St ST KILDA WEST 3182 (REI)**

**Agent Comments**

3 3 3

**Price:** \$1,460,000  
**Method:** Private Sale  
**Date:** 25/07/2018  
**Rooms:** 5  
**Property Type:** House



**66 Andrew St WINDSOR 3181 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,437,500  
**Method:** Sold Before Auction  
**Date:** 24/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 214 sqm approx



**56a Hornby St WINDSOR 3181 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,435,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2018  
**Rooms:** -  
**Property Type:** House