

Grace Le-Francke 9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

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				

Indicative selling price

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

Range between	\$680,000	&	\$748,000
		i l	l

Median sale price

Median price	\$540,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/10/2017	to	31/12/2017		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	56/352 Canterbury Rd ST KILDA 3182	\$715,000	21/09/2017
2	11/5 Herbert St ST KILDA 3182	\$711,000	09/09/2017
3	4/167 Fitzroy St ST KILDA 3182	\$700,000	28/12/2017

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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Indicative Selling Price \$680,000 - \$748,000 **Median Unit Price** December quarter 2017: \$540,000

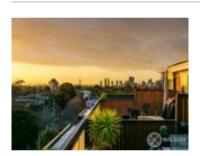
Rooms:

Property Type: Apartment

Agent Comments

This split-level, light filled, north facing home is the perfect St Kilda Beach oasis! The master bedroom suite occupies the entire top level, a private ensuite & sun drenched terrace. Downstairs, a well-appointed kitchen w stone benches, open plan living, Euro laundry & designer bathroom. Heating/cooling, storage cage, security entry, secure parking & lift access!

Comparable Properties



56/352 Canterbury Rd ST KILDA 3182 (VG)



Price: \$715,000 Method: Sale Date: 21/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



11/5 Herbert St ST KILDA 3182 (REI/VG)







Price: \$711,000 Method: Auction Sale Date: 09/09/2017

Rooms: 4

Property Type: Apartment

Agent Comments



4/167 Fitzroy St ST KILDA 3182 (REI)





Price: \$700.000 Method: Private Sale Date: 28/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

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