

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

9/37 Grey Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$523,500 Property Type Unit Suburb St Kilda

Period - From 01/04/2019 to 30/06/2019 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	6/35 Grey St ST KILDA 3182	\$600,000	14/08/2019
2	2/26-28 Blessington St ST KILDA 3182	\$565,000	27/05/2019
3	8/12 York St ST KILDA WEST 3182	\$560,000	06/07/2019

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.~~

This Statement of Information was prepared on:

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Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
June quarter 2019: \$523,500



Property Type:
Agent Comments

Comparable Properties



6/35 Grey St ST KILDA 3182 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 14/08/2019
Property Type: Strata Unit/Flat
Land Size: 737 sqm approx



2/26-28 Blessington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 27/05/2019
Property Type: Apartment



8/12 York St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$560,000
Method: Sold Before Auction
Date: 06/07/2019
Rooms: 3
Property Type: Unit