

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

23 Bailey Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,368,500

Property Type House

Suburb St Kilda East

Period - From 27/11/2018

to

26/11/2019

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	4 The Avenue BALACLAVA 3183	\$2,200,000	08/09/2019
2	39 Regent St ELSTERNWICK 3185	\$2,075,000	26/10/2019
3	11 Gourlay St BALACLAVA 3183	\$1,820,000	14/07/2019

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:

27/11/2019 10:26



Property Type: House (Previously Occupied - Detached)

Land Size: 580 approx sqm approx

Agent Comments

Comparable Properties



4 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 08/09/2019

Property Type: House (Res)

Land Size: 592 sqm approx



39 Regent St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$2,075,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 517 sqm approx



11 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 14/07/2019

Rooms: 9

Property Type: House (Res)

Land Size: 483 sqm approx