

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

16/7 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$555,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2017

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		
2		
3		

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.



Rooms:

Property Type: Tudor style apartment

Agent Comments

Secure ground floor property located on prestigious "St Kilda Hill". An iconic Tudor style 1930's building with solid brick walls, high ceilings, toasty Rinnai gas heating, a separate dining/ study nook & look out colonial windows to a leafy yard w tranquil water fountain. King sized bedroom w ensuite & BIR, windows look out to your own private leafy courtyard!

Comparable Properties



6/98 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 24/05/2018

Rooms: -

Property Type: Apartment



5/50 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$537,500

Method: Private Sale

Date: 25/07/2018

Rooms: 2

Property Type: Apartment

Land Size: 473 sqm approx

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.