

# 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

4/8 Meadow Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between

\$580,000

&

\$630,000

### Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2020

to

31/12/2020

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	6/81 St Georges Rd ELSTERNWICK 3185	\$661,000	28/11/2020
2	10/154 Alma Rd ST KILDA EAST 3183	\$641,000	07/02/2021
3	6/36 Narong Rd CAULFIELD NORTH 3161	\$636,000	29/11/2020

**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:

16/02/2021 11:40



**Property Type:**

Agent Comments

## Comparable Properties



**6/81 St Georges Rd ELSTERNWICK 3185 (REI)** Agent Comments



**Price:** \$661,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** Apartment



**10/154 Alma Rd ST KILDA EAST 3183 (REI)** Agent Comments



**Price:** \$641,000

**Method:** Auction Sale

**Date:** 07/02/2021

**Property Type:** Apartment



**6/36 Narong Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments



**Price:** \$636,000

**Method:** Auction Sale

**Date:** 29/11/2020

**Property Type:** Apartment