

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

25 Murchison Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,250,000

Median sale price

Median price \$1,556,250

House

X

Unit

Suburb St Kilda East

Period - From 01/07/2016

to

30/06/2017

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.

	Address of comparable property	Price	Date of sale
1	23 Leaburn Av CAULFIELD NORTH 3161	\$2,205,500	28/05/2017
2	52 Orrong Cr CAULFIELD NORTH 3161	\$2,200,000	23/07/2017
3	13 Mooltan Av ST KILDA EAST 3183	\$2,110,000	25/05/2017

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

Year ending June 2017: \$1,556,250

Comparable Properties



23 Leaburn Av CAULFIELD NORTH 3161 (REI) Agent Comments

4 2 2

Price: \$2,205,500

Method: Auction Sale

Date: 28/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx



52 Orrong Cr CAULFIELD NORTH 3161 (REI) Agent Comments

3 1 2

Price: \$2,200,000

Method: Auction Sale

Date: 23/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 557 sqm approx



13 Mooltan Av ST KILDA EAST 3183 (REI/VG) Agent Comments

3 2 1

Price: \$2,110,000

Method: Sold Before Auction

Date: 25/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 480 sqm approx