

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	25 Murchison Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

For 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	Hou	use 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.

Add	dress 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.





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hockingstuart









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





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)





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)

= 3





Price: \$2,110,000

Method: Sold Before Auction

Date: 25/05/2017

Rooms: 5

Property Type: House (Res) Land Size: 480 sqm approx

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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