

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

1603/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$530,000 House Unit X Suburb St Kilda

Period - From 01/01/2018 to 31/12/2018 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	301/171-173 Inkerman St ST KILDA 3182	\$417,000	15/12/2018
2	19/12 Fitzroy St ST KILDA 3182	\$411,500	27/10/2018
3	1405/3-5 St Kilda Rd ST KILDA 3182	\$410,000	28/08/2018

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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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

Year ending December 2018: \$530,000

Comparable Properties



301/171-173 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$417,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 2
Property Type: Apartment
Land Size: 1006 sqm approx



19/12 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$411,500
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment
Land Size: 921 sqm approx



1405/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$410,000
Method: Private Sale
Date: 28/08/2018
Rooms: -
Property Type: Apartment