

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 25/5-9 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$550,000 House Unit X Suburb St Kilda East

Period - From 01/10/2016 to 30/09/2017 Source REIV

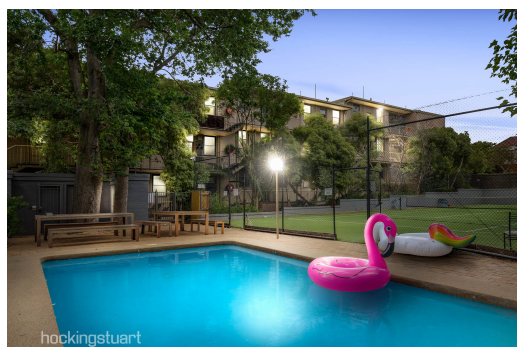
Comparable property sales (*Delete A or B below as applicable)

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	13/45 Alma Rd ST KILDA 3182	\$310,000	25/10/2017
2	6/133 Alma Rd ST KILDA EAST 3183	\$305,000	13/11/2017
3	4/54 Balston St BALACLAVA 3183	\$295,000	28/09/2017

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

Year ending September 2017: \$550,000

Comparable Properties



13/45 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$310,000
Method: Auction Sale
Date: 25/10/2017
Rooms: 2
Property Type: Apartment



6/133 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$305,000
Method: Private Sale
Date: 13/11/2017
Rooms: 2
Property Type: Apartment



4/54 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$295,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: Apartment