

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

2/60 Alexandra Street, St Kilda East Vic 3183

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

Range between \$675,000

&

\$742,500

Median sale price

Median price \$610,000

House

Unit

X

Suburb

St Kilda East

Period - From 01/04/2018

to

30/06/2018

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	1/14 Chapel St ST KILDA 3182	\$763,500	28/07/2018
2	1/113 Westbury St BALACLAVA 3183	\$756,000	16/06/2018
3	2/124 Inkerman St ST KILDA 3182	\$731,000	21/06/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/14 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$763,500

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment



1/113 Westbury St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$756,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment



2/124 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$731,000

Method: Sold Before Auction

Date: 21/06/2018

Rooms: -

Property Type: Apartment