

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 LAMBETH PLACE, ST KILDA, VIC 3182  2  1  1

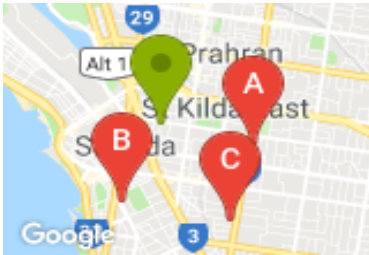
Indicative Selling Price

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

Price Range: \$590,000 to \$649,000

Provided by: Sue Woollard, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

\$514,186

01 January 2019 to 30 June 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



4/8 MOOLTAN AVE, ST KILDA EAST, VIC 3183  3  1  1

Sale Price

***\$640,000**

Sale Date: 02/06/2019

Distance from Property: 1.2km



7/12 MITFORD ST, ST KILDA, VIC 3182  2  1  1

Sale Price

***\$620,000**

Sale Date: 15/06/2019

Distance from Property: 1.2km



6/107 GROSVENOR ST, BALACLAVA, VIC 3183  3  1  1

Sale Price

***\$625,000**

Sale Date: 29/06/2019

Distance from Property: 1.6km



This report has been compiled on 17/07/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2/1 LAMBETH PLACE, ST KILDA, VIC 3182

Indicative selling price

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

Price Range:

\$590,000 to \$649,000

Median sale price

Median price

\$514,186

House

Unit

X

Suburb

ST KILDA

Period

01 January 2019 to 30 June 2019

Source


pricefinder

Comparable property sales

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
4/8 MOOLTAN AVE, ST KILDA EAST, VIC 3183	*\$640,000	02/06/2019
7/12 MITFORD ST, ST KILDA, VIC 3182	*\$620,000	15/06/2019
6/107 GROSVENOR ST, BALACLAVA, VIC 3183	*\$625,000	29/06/2019