

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 31 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,460,000 House X Unit Suburb St Kilda East

Period - From 01/07/2017 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	23 Odessa St ST KILDA 3182	\$1,580,000	18/08/2018
2	6 King St ST KILDA EAST 3183	\$1,575,000	06/06/2018
3	202 Inkerman St ST KILDA EAST 3183	\$1,550,000	11/08/2018

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: House (Res)
Land Size: 322 sqm approx
Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 Year ending June 2018: \$1,460,000

Comparable Properties



23 Odessa St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,580,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



6 King St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,575,000
Method: Private Sale
Date: 06/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 244 sqm approx



202 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 -

Price: \$1,550,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)