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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	202/43 Duke Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$415,000

#### Median sale price

Median price	\$530,000	Hou	se	Unit	х	Suburb	St Kilda
Period - From	01/07/2018	to	30/09/2018		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

	and the companies of the control of		
1	G17/12-14 Dickens St ELWOOD 3184	\$417,000	04/08/2018
2	109/160 Hotham St ST KILDA EAST 3183	\$412,000	18/10/2018
3	613/181 St Kilda Rd ST KILDA 3182	\$380,000	26/07/2018

#### 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.

**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086



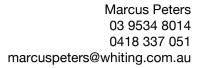


Price

Date of sale

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**Indicative Selling Price** \$415,000 **Median Unit Price** September quarter 2018: \$530,000





Rooms:

Property Type: Apartment **Agent Comments** 

## Comparable Properties



G17/12-14 Dickens St ELWOOD 3184 (REI)





Price: \$417,000 Method: Auction Sale Date: 04/08/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



109/160 Hotham St ST KILDA EAST 3183 (REI) Agent Comments





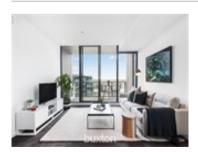
Price: \$412,000

Method: Sold Before Auction

Date: 18/10/2018

Rooms: 2

Property Type: Apartment



613/181 St Kilda Rd ST KILDA 3182 (REI/VG)

Price: \$380.000 Method: Private Sale

Date: 26/07/2018

Rooms: -

Property Type: Apartment

Agent Comments

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