

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

8 St Leonards Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000

&

\$1,780,000

Median sale price

Median price \$1,535,000

House

X

Unit

Suburb

St Kilda

Period - From 01/04/2017

to

31/03/2018

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	10 Clyde St ST KILDA 3182	\$1,850,000	18/11/2017
2	123 Neville St MIDDLE PARK 3206	\$1,712,000	24/02/2018
3	1/6a St Leonards Av ST KILDA 3182	\$1,590,000	25/11/2017

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.



3 2.5 2

Rooms:
Property Type: Land
Land Size: 134 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,780,000
Median House Price
 Year ending March 2018: \$1,535,000

Comparable Properties



10 Clyde St ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 215 sqm approx



123 Neville St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$1,712,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



1/6a St Leonards Av ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$1,590,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Townhouse (Res)