

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 5/260 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$523,500 House Unit X Suburb St Kilda

Period - From 01/04/2019 to 30/06/2019 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	10/75 Hotham St BALACLAVA 3183	\$550,000	25/08/2019
2	4/118 Brighton Rd RIPPONLEA 3185	\$520,500	03/08/2019
3	201/182 Barkly St ST KILDA 3182	\$500,000	31/07/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2019: \$523,500

Comparable Properties



10/75 Hotham St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 25/08/2019
Rooms: 3
Property Type: Apartment



4/118 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$520,500
Method: Auction Sale
Date: 03/08/2019
Rooms: -
Property Type: Apartment



201/182 Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$500,000
Method: Private Sale
Date: 31/07/2019
Rooms: -
Property Type: Apartment