

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

1/1-3 Graylings Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$615,750 Property Type Unit Suburb St Kilda East

Period - From 28/10/2020 to 27/10/2021 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	6/136 Alma Rd ST KILDA EAST 3183	\$700,000	27/10/2021
2	10/71 Westbury St ST KILDA EAST 3183	\$687,000	04/09/2021
3	9/33 Hotham St ST KILDA EAST 3183	\$687,000	02/10/2021

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.~~

This Statement of Information was prepared on:

28/10/2021 11:44



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
28/10/2020 - 27/10/2021: \$615,750

Comparable Properties



6/136 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: Apartment



10/71 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$687,000
Method: Auction Sale
Date: 04/09/2021
Property Type: Apartment



9/33 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 2

Price: \$687,000
Method: Auction Sale
Date: 02/10/2021
Property Type: Unit