

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

18/11 Burnett Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2018

to

31/12/2018

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	8/209 Dandenong Rd WINDSOR 3181	\$400,000	30/08/2018
2	15/k7 High St WINDSOR 3181	\$390,000	15/12/2018
3	14/k7 High St WINDSOR 3181	\$380,000	07/12/2018

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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Indicative Selling Price

\$390,000

Median Unit Price

December quarter 2018: \$500,000



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/209 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 30/08/2018

Rooms: -

Property Type: Strata Unit/Flat



15/k7 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$390,000

Method: Auction Sale

Date: 15/12/2018

Rooms: 2

Property Type: Apartment



14/k7 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$380,000

Method: Sold Before Auction

Date: 07/12/2018

Rooms: -

Property Type: Apartment