Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/8 Marriott Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$550,000									
Median sale price										
Median price	\$500,000	Pro	operty Type Unit	:		Suburb	St Kilda			
Period - From	01/10/2018	to	30/09/2019	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/2 Alfriston St ELWOOD 3184	\$481,000	22/06/2019
2	19/25 Robe St ST KILDA 3182	\$480,500	20/07/2019
3	11/3 Ellesmere Rd WINDSOR 3181	\$475,000	06/06/2019

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.

This Statement of Information was prepared on:

05/12/2019 12:53







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$550,000 Median Unit Price Year ending September 2019: \$500,000

Comparable Properties



2/2 Alfriston St ELWOOD 3184 (REI/VG)



Price: \$481,000 Method: Auction Sale Date: 22/06/2019 Property Type: Apartment Agent Comments



19/25 Robe St ST KILDA 3182 (REI/VG)

Price: \$480,500 Method: Auction Sale Date: 20/07/2019 Rooms: 3 Property Type: Apartment



11/3 Ellesmere Rd WINDSOR 3181 (REI)



Agent Comments

Agent Comments

Price: \$475,000 Method: Private Sale Date: 06/06/2019 Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.