

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

5/50 Dalgety Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$555,000

Median sale price

Median price

\$539,000

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2018

to

30/06/2018

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	203/2 Chaucer St ST KILDA 3182	\$575,000	26/03/2018
2	5/147 Alma Rd ST KILDA EAST 3183	\$556,500	29/03/2018
3	2/17 Alfred St PRAHRAN 3181	\$555,000	24/03/2018

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

\$555,000

Median Unit Price

June quarter 2018: \$539,000



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



203/2 Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: Apartment

5/147 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$556,500

Method: Sale

Date: 29/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 545 sqm approx



2/17 Alfred St PRAHRAN 3181 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Apartment