

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sal	e
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Address Including suburb and postcode	8/45 Robe Street, St Kilda Vic 3182
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#### Indicative selling price

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

Range between	\$520,000	&	\$550,000
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#### Median sale price

Median price	\$555,000	Hou	se	Unit	х	Suburb	St Kilda
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

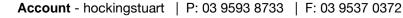
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17/19 Dalgety St ST KILDA 3182	\$560,000	08/06/2018
2	6/78 Barkly St ST KILDA 3182	\$530,000	26/07/2018
3	9/29 Dalgety St ST KILDA 3182	\$520,000	29/06/2018

#### 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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## hockingstuart





Rooms:

Property Type: Flat

Land Size: 797.77 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending June 2018: \$555,000

### Comparable Properties



17/19 Dalgety St ST KILDA 3182 (REI/VG)

Price: \$560,000 Method: Private Sale Date: 08/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



6/78 Barkly St ST KILDA 3182 (REI)





Price: \$530.000 Method: Private Sale Date: 26/07/2018

Rooms: -

**Property Type:** Apartment

**Agent Comments** 



9/29 Dalgety St ST KILDA 3182 (REI/VG)

**-**2





Price: \$520,000 Method: Private Sale Date: 29/06/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

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