

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

72 Octavia Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,600,000

House

X

Unit

Suburb St Kilda

Period - From 01/01/2019

to

31/03/2019

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	25 Green St WINDSOR 3181	\$1,470,000	14/01/2019
2	9 Westbourne St PRAHRAN 3181	\$1,315,000	25/05/2019
3	39 Closeburn Av PRAHRAN 3181	\$1,300,000	18/04/2019

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.~~



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Rooms:

Property Type: House (Res)

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



25 Green St WINDSOR 3181 (VG)

Agent Comments

 3  -  -

Price: \$1,470,000

Method: Sale

Date: 14/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 236 sqm approx



9 Westbourne St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$1,315,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)



39 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments

 3  1  -

Price: \$1,300,000

Method: Private Sale

Date: 18/04/2019

Rooms: -

Property Type: House

Land Size: 193 sqm approx