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Rooms: 4

Property Type: Flat

Land Size: 461.677 sqm approx

Agent Comments

Art Deco Courtyard with Lifestyle Convenience This impressive solid brick 2 bedroom ground floor Art Deco apartment is located at the end of a quiet cul-de-sac yet just minutes to a plethora of St.Kilda and Windsor lifestyle choices and multiple transport options. Boasting a generous private courtyard and modern finishes which complement the attractive period features, this special property will appeal to astute occupiers and investors alike

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

March quarter 2017: \$530,000

Comparable Properties



2/23-25 Ashleigh Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$836,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Apartment



5/305 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

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  1

Price: \$740,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment



1/12 Charles St ST KILDA 3182 (REI)

Agent Comments

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  -

Price: \$730,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: Apartment

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

1/11 Pilley Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$530,000

Unit

X

Suburb

St Kilda East

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/23-25 Ashleigh Rd ARMADALE 3143	\$836,000	01/04/2017
5/305 Dandenong Rd PRAHRAN 3181	\$740,000	27/05/2017
1/12 Charles St ST KILDA 3182	\$730,000	27/05/2017