

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

13a Sebastopol Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,100,000

&

\$1,190,000

Median sale price

Median price

\$1,527,750

Property Type

House

Suburb

St Kilda East

Period - From

01/07/2019

to

30/06/2020

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	12/15 Irving Av PRAHRAN 3181	\$1,200,000	15/06/2020
2	14 Queen St ST KILDA EAST 3183	\$1,150,000	02/07/2020
3	59 James St WINDSOR 3181	\$1,102,000	12/04/2020

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:

07/08/2020 10:38



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,190,000

Median House Price

Year ending June 2020: \$1,527,750

Comparable Properties



12/15 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 15/06/2020

Property Type: House (Res)



14 Queen St ST KILDA EAST 3183 (REI)

Agent Comments

2 2 2

Price: \$1,150,000

Method: Private Sale

Date: 02/07/2020

Property Type: House



59 James St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,102,000

Method: Private Sale

Date: 12/04/2020

Property Type: Townhouse (Single)

Land Size: 84 sqm approx