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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	Olan Eine Daarl Ot I	ilda Faat Via 0405				
	Glen Eira Road, St K	lida East Vic 3185				
Including suburb and						
postcode						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
D		Φ500.000				
Range between \$530,000	&	\$580,000				
,						
Median sale price						
	7					
Median price \$555,025	House	Unit X	Suburb Ripponlea			
	-	<u> </u>				
Period - From 01/04/2017	to 31/03/2018	Source REIV				
. 555						

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	Address of comparable property		Date of sale
1	10/36 Westbury St ST KILDA EAST 3183	\$575,000	24/03/2018
2	12/530 Glen Huntly Rd ELSTERNWICK 3185	\$573,000	25/03/2018
3	18/99 Alma Rd ST KILDA EAST 3183	\$571,000	10/02/2018

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 \$530,000 - \$580,000 Median Unit Price Year ending March 2018: \$555,025



2 **1** 2 Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



10/36 Westbury St ST KILDA EAST 3183 (REI) Agent Comments

2 = 1

Price: \$575,000 Method: Auction Sale Date: 24/03/2018 Rooms: 3

Property Type: Apartment



12/530 Glen Huntly Rd ELSTERNWICK 3185

(REI)

=| 2 **=**| 1 **=**|

Price: \$573,000 Method: Auction Sale Date: 25/03/2018 Rooms: 4

Property Type: Apartment



18/99 Alma Rd ST KILDA EAST 3183 (REI)

4 2 📥 1 🛱

Price: \$571,000 Method: Auction Sale Date: 10/02/2018 Rooms: -

Property Type: Apartment





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments