



Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$500,000 - \$530,000 Median Unit Price Year ending March 2017: \$500,000

Comparable Properties



1 2 **1 1**

26/6 Redan St ST KILDA 3182 (REI/VG)

Price: \$505,000 Method: Auction Sale Date: 04/02/2017 Rooms: -Property Type: Apartment Agent Comments



5/23 Neptune St ST KILDA 3182 (REI)



Price: \$501,500 Method: Auction Sale Date: 01/04/2017 Rooms: 3 Property Type: Apartment



6/53 Tennyson St ELWOOD 3184 (REI)



Price: \$500,000 Method: Auction Sale Date: 20/05/2017 Rooms: 5 Property Type: Apartment Agent Comments

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

propertydata

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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	6/19 Herbert Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range betweer	en \$500,000		&		\$530,000					
Median sale price										
Median price	\$500,000		Unit	Х	Sub	ourb	St Kilda			
Period - From	01/04/2016	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
26/6 Redan St ST KILDA 3182	\$505,000	04/02/2017
5/23 Neptune St ST KILDA 3182	\$501,500	01/04/2017
6/53 Tennyson St ELWOOD 3184	\$500,000	20/05/2017

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