

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

10/13-15 Spenser Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$539,000 House Unit X Suburb St Kilda

Period - From 01/04/2018 to 30/06/2018 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	5/8 Southey St ELWOOD 3184	\$666,000	22/09/2018
2	3/53-55 Mitford St ELWOOD 3184	\$648,500	25/08/2018
3	7/20 Marine Pde ST KILDA 3182	\$618,500	15/09/2018

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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2	1		

Rooms: 4**Property Type:** Apartment**Land Size:** 82 sqm approx sqm approx

Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2018: \$539,000

Comparable Properties

**5/8 Southey St ELWOOD 3184 (REI)**

Agent Comments

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Price: \$666,000**Method:** Auction Sale**Date:** 22/09/2018**Rooms:** -**Property Type:** Apartment**3/53-55 Mitford St ELWOOD 3184 (REI)**

Agent Comments

	2		1		1
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Price: \$648,500**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** -**Property Type:** Apartment**7/20 Marine Pde ST KILDA 3182 (REI)**

Agent Comments

	2		1		1
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Price: \$618,500**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** Apartment