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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 sa

Address	6/43 Dalgety Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$720,000
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Median sale price

Median price	\$577,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/24 Robe St ST KILDA 3182	\$775,000	16/06/2018
2	10/145 Fitzroy St ST KILDA 3182	\$761,000	28/04/2018
3	6/207 Canterbury Rd ST KILDA WEST 3182	\$686,500	05/05/2018

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 \$670,000 - \$720,000 **Median Unit Price** March quarter 2018: \$577,000



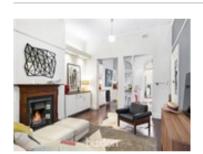


Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/24 Robe St ST KILDA 3182 (REI)



Price: \$775,000 Method: Auction Sale Date: 16/06/2018

Rooms: -

Property Type: Apartment

Agent Comments







Price: \$761,000 Method: Auction Sale Date: 28/04/2018

Rooms: 4

Property Type: Apartment

Agent Comments











Price: \$686,500 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

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