

Andrew Duffy
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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
Including suburb and
postcode

6/43 Dalgety Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$670,000

&

\$720,000

Median sale price

Median price

\$577,000

House

Unit

X

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.

	Address 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



 1  - 

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/24 Robe St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$775,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment



10/145 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$761,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 4

Property Type: Apartment



6/207 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments

 2  1  1

Price: \$686,500

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Apartment