

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 6/31 Holroyd Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$575,000 House Unit X Suburb St Kilda East

Period - From 01/01/2017 to 31/12/2017 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	18/11 Redan St ST KILDA 3182	\$690,000	03/03/2018
2	3/219-221 Alma Rd ST KILDA EAST 3183	\$685,000	03/03/2018
3	10/7 Kooyong Rd CAULFIELD NORTH 3161	\$680,000	24/03/2018

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.



2
 1
 1

Rooms:

Property Type: Flat

Land Size: 653.452 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2017: \$575,000

Comparable Properties



18/11 Redan St ST KILDA 3182 (REI)

2
 1
 1

Price: \$690,000

Method: Private Sale

Date: 03/03/2018

Rooms: -

Property Type: Apartment

Agent Comments

2 bed 1 bath 1 car



3/219-221 Alma Rd ST KILDA EAST 3183 (REI)

2
 1
 1

Price: \$685,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Apartment

Agent Comments

2 bed 1 bath 1 car



10/7 Kooyong Rd CAULFIELD NORTH 3161 (REI)

2
 1
 1

Price: \$680,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Unit

Agent Comments

2 bed 1 bath 1 car