

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

3/105 Grosvenor Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$492,500 House Unit X Suburb St Kilda East

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 | 8/97 Westbury St BALACLAVA 3183 | \$720,000 | 28/04/2018 |
| 2 | 8/11 Rockbrook Rd ST KILDA EAST 3183 | \$685,000 | 21/04/2018 |
| 3 | 5/169 Hotham St ST KILDA EAST 3183 | \$671,000 | 21/04/2018 |

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/97 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Unit



8/11 Rockbrook Rd ST KILDA EAST 3183 (REI) Agent Comments



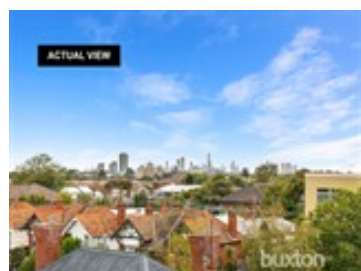
Price: \$685,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 5

Property Type: Unit



5/169 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$671,000

Method: Sold Before Auction

Date: 21/04/2018

Rooms: -

Property Type: Apartment