

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Property offered for Sale								
Including subu		3/105 Grosvenor Street, St Kilda East Vic 3183						
Indicative selli	ng price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$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.

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> Indicative Selling Price \$600,000 - \$660,000 Median Unit Price March quarter 2018: \$492,500



1 3 **1** 4 7 1

Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



8/97 Westbury St BALACLAVA 3183 (REI)

= 3



6

Price: \$720,000 Method: Auction Sale Date: 28/04/2018 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



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

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Price: \$685,000 Method: Auction Sale Date: 21/04/2018 Rooms: 5

Property Type: Unit



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

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Price: \$671,000

Method: Sold Before Auction

Date: 21/04/2018

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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