

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 | 26 Young Street, St Kilda East Vic 3183 |
|------------------------------|---|
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,050,000 | & | \$1,150,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,556,250 | Hou | use X | Unit | | Suburb | St Kilda East |
|---------------|-------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/07/2016 | to | 30/06/2017 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 30 King St ST KILDA EAST 3183 | \$1,155,000 | 12/08/2017 |
| 2 | 28 Young St ST KILDA EAST 3183 | \$1,101,000 | 07/07/2017 |
| 3 | 19 Prentice St ST KILDA EAST 3183 | \$1,095,000 | 27/05/2017 |

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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hockingstuart





Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 176 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2017: \$1,556,250

Comparable Properties



30 King St ST KILDA EAST 3183 (REI)

—

A

Agent Comments 2BR renovated

Price: \$1,155,000

Method: Sold Before Auction

Date: 12/08/2017

Rooms: -

Property Type: House (Res)

28 Young St ST KILDA EAST 3183 (REI)

: بعنا





Agent Comments

195sqm



Rooms: -

Property Type: House

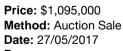
19 Prentice St ST KILDA EAST 3183 (REI)

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Agent Comments



Rooms: -

Property Type: House (Res)

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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