

## 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

26 Young Street, St Kilda East Vic 3183

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,150,000

**Median sale price**

Median price \$1,556,250

House

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.

	Address 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.



3   
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**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)**

2   
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 1

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)**

3   
 1   
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Agent Comments

195sqm

**Price:** \$1,101,000

**Method:** Private Sale

**Date:** 07/07/2017

**Rooms:** -

**Property Type:** House

**19 Prentice St ST KILDA EAST 3183 (REI)**

2   
 1   
 1

Agent Comments

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** House (Res)