

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

23a/7 Eildon Road, St Kilda Vic 3182

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$501,000

Property Type

Unit

Suburb

St Kilda

Period - From

16/10/2018

to

15/10/2019

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	9/37 Eildon Rd ST KILDA 3182	\$500,000	22/05/2019
2	4/17a Milton St ELWOOD 3184	\$470,000	12/10/2019
3	6/54 Tennyson St ELWOOD 3184	\$470,000	09/10/2019

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.~~

This Statement of Information was prepared on:

16/10/2019 12:55



1 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$475,000

Median Unit Price
16/10/2018 - 15/10/2019: \$501,000

Comparable Properties



9/37 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$500,000
Method: Sold Before Auction
Date: 22/05/2019
Property Type: Apartment



4/17a Milton St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$470,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 3
Property Type: Apartment



6/54 Tennyson St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$470,000
Method: Sold Before Auction
Date: 09/10/2019
Property Type: Apartment