

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

2/36 Blanche Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

St Kilda

Period - From

01/10/2017

to

30/09/2018

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	2/84-86 Westbury St BALACLAVA 3183	\$795,000	03/10/2018
2	7/197 Inkerman St ST KILDA 3182	\$740,000	23/06/2018
3	10/40-50 High St WINDSOR 3181	\$730,000	22/09/2018

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.



2
 1
 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$759,000

Median Unit Price

Year ending September 2018: \$540,000

Comparable Properties



2/84-86 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$795,000

Method: Sold Before Auction

Date: 03/10/2018

Rooms: -

Property Type: Apartment



7/197 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 2

Price: \$740,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: Apartment



10/40-50 High St WINDSOR 3181 (REI/VG)

Agent Comments

2
 2
 2

Price: \$730,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Apartment