

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb and postcode	11 Young Street, St Kilda East Vic 3183

Indicative selling price

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

Range between	\$920,000	&	\$980,000
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Median sale price

Median price	\$575,000	Hou	se	Unit	Х		Suburb	St Kilda East
Period - From	01/01/2017	to	31/12/2017		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	1/30 Gourlay St BALACLAVA 3183	\$990,000	18/11/2017
2	2/219 Dandenong Rd WINDSOR 3181	\$968,500	27/10/2017
3	8 The Avenue BALACLAVA 3183	\$910,000	08/11/2017

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.

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hockingstuart



Rooms:

Property Type: House - Duplex

(Semi-detached)

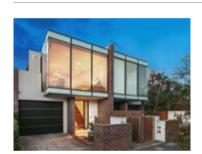
Land Size: 91 sqm approx

Agent Comments

Indicative Selling Price \$920,000 - \$980,000 **Median Unit Price**

Year ending December 2017: \$575,000

Comparable Properties



1/30 Gourlay St BALACLAVA 3183 (REI/VG)

Price: \$990,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/219 Dandenong Rd WINDSOR 3181 (VG)



Price: \$968.500 Method: Sale Date: 27/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



8 The Avenue BALACLAVA 3183 (REI/VG)

- 2



Price: \$910,000 Method: Private Sale Date: 08/11/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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