

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

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

Median sale price

Median price \$575,000 House Unit X 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.

	Address 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.



2 1 1

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)

Agent Comments

2 1 2

Price: \$990,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Townhouse (Res)



2/219 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$968,500

Method: Sale

Date: 27/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



8 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$910,000

Method: Private Sale

Date: 08/11/2017

Rooms: -

Property Type: Townhouse (Res)