

Lindsey Harris
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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 308/181-185 St Kilda Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$520,000 House Unit X Suburb St Kilda

Period - From 01/04/2018 to 31/03/2019 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	512/181 St Kilda Rd ST KILDA 3182	\$310,000	18/05/2019
2	101/60 Wellington St ST KILDA 3182	\$300,000	08/06/2019
3	11/126 Inkerman St ST KILDA 3182	\$290,000	09/04/2019

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.

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Indicative Selling Price
\$299,000

Median Unit Price
Year ending March 2019: \$520,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



512/181 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 18/05/2019
Rooms: -
Property Type: Apartment



101/60 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 08/06/2019
Rooms: 3
Property Type: Apartment



11/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 09/04/2019
Rooms: -
Property Type: Apartment