

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

1/8 Te-arai Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between \$285,000 & \$295,000

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	6/100 Westbury St BALACLAVA 3183	\$300,000	15/08/2017
2	14/66 Murray St PRAHRAN 3181	\$290,000	01/11/2017
3	26/4 Wando Gr ST KILDA EAST 3183	\$280,000	20/07/2017

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.



1 1 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$285,000 - \$295,000

Median Unit Price

Year ending December 2017: \$575,000

Comparable Properties

6/100 Westbury St BALACLAVA 3183 (VG)

Agent Comments

1 - -

Price: \$300,000

Method: Sale

Date: 15/08/2017

Rooms: -

Property Type: Strata Unit/Flat



14/66 Murray St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 01/11/2017

Rooms: 2

Property Type: Apartment



26/4 Wando Gr ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$280,000

Method: Private Sale

Date: 20/07/2017

Rooms: -

Property Type: Apartment