

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

24/9 Meadow Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$559,000

Median sale price

Median price

\$597,500

House

Unit

X

Suburb

St Kilda East

Period - From

01/07/2018

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	5/29 Sandham St ELSTERNWICK 3185	\$558,500	27/05/2018
2	17/28 Fulton St ST KILDA EAST 3183	\$550,000	07/06/2018
3	3/84 Grosvenor St BALACLAVA 3183	\$532,000	28/10/2018

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: Flat

Agent Comments

Comparable Properties



5/29 Sandham St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$558,500

Method: Auction Sale

Date: 27/05/2018

Rooms: -

Property Type: Apartment



17/28 Fulton St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 07/06/2018

Rooms: -

Property Type: Apartment



3/84 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$532,000

Method: Auction Sale

Date: 28/10/2018

Rooms: 4

Property Type: Apartment