

## 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

5/3 Bundalohn Court, St Kilda Vic 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price

\$475,000

## Median sale price\*

Median price

House

Unit

Suburb

St Kilda

Period - From

to

Source

## 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 | 8/305 Carlisle St BALACLAVA 3183 | \$473,000 | 14/04/2018   |
| 2 | 4/60 Carlisle St ST KILDA 3182   | \$450,000 | 12/05/2018   |
| 3 | 2/46 Ormond Esp ELWOOD 3184      | \$420,000 | 06/04/2018   |

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 1  1  1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/305 Carlisle St BALACLAVA 3183 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$473,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** -

**Property Type:** Apartment



**4/60 Carlisle St ST KILDA 3182 (REI)**

**Agent Comments**

 1  1  -

**Price:** \$450,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 2

**Property Type:** Apartment



**2/46 Ormond Esp ELWOOD 3184 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$420,000

**Method:** Sold Before Auction

**Date:** 06/04/2018

**Rooms:** -

**Property Type:** Apartment