

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 11/20 Orange Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price \$404,900

Median sale price

Median price \$570,500 House Unit X Suburb St Kilda East

Period - From 01/07/2017 to 30/06/2018 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	12/6-8 Glen Eira Rd RIPPONLEA 3185	\$415,000	29/10/2017
2	8/170 Barkly St ST KILDA 3182	\$410,000	07/05/2018
3	3/132 Inkerman St ST KILDA 3182	\$407,500	27/10/2017

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$404,900

Median Unit Price

Year ending June 2018: \$570,500

Comparable Properties



12/6-8 Glen Eira Rd RIPPONLEA 3185 (REI/VG) Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 29/10/2017

Rooms: -

Property Type: Apartment



8/170 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$410,000

Method: Sold After Auction

Date: 07/05/2018

Rooms: -

Property Type: Apartment

Land Size: 966 sqm approx



3/132 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$407,500

Method: Private Sale

Date: 27/10/2017

Rooms: -

Property Type: Apartment