

## 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

12 Empress Road, St Kilda East Vic 3183

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

Range between \$980,000

&amp;

\$1,050,000

**Median sale price**

Median price \$1,556,250

House

X

Unit

Suburb

St Kilda East

Period - From 01/07/2016

to

30/06/2017

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	157 Alma Rd ST KILDA EAST 3183	\$1,050,000	13/05/2017
2	3 Johnson St ST KILDA EAST 3183	\$1,032,000	16/09/2017
3	27a Austin Av ELWOOD 3184	\$970,000	07/06/2017

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.



2 1 0

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 186 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$980,000 - \$1,050,000  
**Median House Price**  
 Year ending June 2017: \$1,556,250

## Comparable Properties



**157 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 13/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 247 sqm approx



**3 Johnson St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,032,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** House (Res)



**27a Austin Av ELWOOD 3184 (REI)**

**Agent Comments**

2 1 2

**Price:** \$970,000  
**Method:** Sold After Auction  
**Date:** 07/06/2017  
**Rooms:** 3  
**Property Type:** House