

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	1/117 Park Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$450,000	&	\$490,000

Median sale price

Median price	\$596,000	Hou	se	Unit	Х	Suburb	St Kilda West
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

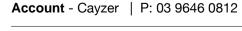
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	43/64 Fitzroy St ST KILDA 3182	\$470,000	23/08/2017
2	6/38 York St ST KILDA WEST 3182	\$463,500	07/08/2017
3	9/64 Fitzroy St ST KILDA 3182	\$443,884	06/09/2017

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.







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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price September quarter 2017: \$596,000

Comparable Properties



43/64 Fitzroy St ST KILDA 3182 (REI)

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Price: \$470,000 Method: Private Sale Date: 23/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



6/38 York St ST KILDA WEST 3182 (REI)

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a 1

Price: \$463,500 Method: Private Sale Date: 07/08/2017

Rooms: 2

Property Type: Apartment

Agent Comments



9/64 Fitzroy St ST KILDA 3182 (REI)

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Price: \$443,884 Method: Private Sale Date: 06/09/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Cayzer | P: 03 9646 0812





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