





Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending March 2017: \$728,750

# Comparable Properties



3/38 York St ST KILDA WEST 3182 (REI)





Price: \$500,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



2/79 Pickles St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$545,000 Method: Auction Sale Date: 27/05/2017

Rooms: 2

Property Type: Apartment



14/3 Cowderoy St ST KILDA WEST 3182 (REI)

Price: \$555,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 



## 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	5/90-92 Hambleton Street, Middle Park Vic 3206
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$500,000	&	\$550,000

### Median sale price

Median price	\$728,750		Unit X	Sub	burb	Middle Park	
Period - From	01/04/2016	to	31/03/2017	Source	REIV	,	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/38 York St ST KILDA WEST 3182	\$500,000	19/05/2017
2/79 Pickles St PORT MELBOURNE 3207	\$545,000	27/05/2017
14/3 Cowderoy St ST KILDA WEST 3182	\$555,000	08/04/2017



