

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale	е
--	-----	-------	---------	-----	------	---

Address	11/136 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

Single price \$4	155,000
------------------	---------

Median sale price

Median price	\$685,000	Hou	ISC	Unit	x		Suburb	St Kilda West
Period - From	01/04/2018	to	30/06/2018		Source	REIV		

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

Α* 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 o	f comparable	property
-----------	--------------	----------

Address of comparable property	Price	Date of sale
1 12/197 Canterbury Road, ST KILDA WEST	\$572,500	24/04/2018
2 10/72 Patterson Street, MIDDLE PARK	\$439,000	05/04/2018
3 1/31 York Street, ST KILDA WEST	\$490,000	22/02/2018

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.

Account - Cayzer | P: 03 9646 0812





Generated: 30/10/2018 12:17







Indicative Selling Price \$455,000 **Median Unit Price** June quarter 2018: \$685,000

Comparable Properties



12/197 Canterbury Rd ST KILDA WEST 3182 (REI) Agent Comments







Price: \$572,5000 Method: Sale Date: 24/04/2018 Property Type: Unit (Res)



10/72 Patterson St MIDDLE PARK 3206 (REI) Agent Comments

Price: \$439,000 Method: Sale Date: 05/04/2018

Property Type: Unit (Res)



1/31 York Street ST KILDA WEST 3182 (REI)

Agent Comments

₽ 1 **⊨=**| 1

Price: \$490,000 Method: Sale Date: 22/02/2018

Property Type: Unit (Res)

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.

Generated: 30/10/2018 12:17