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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)

Agent Comments

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Price: \$500,000
Method: Sold Before Auction
Date: 19/05/2017
Rooms: -
Property Type: Apartment



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)

Agent Comments

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Price: \$555,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: Apartment

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 5/90-92 Hambleton Street, Middle Park Vic 3206

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

Suburb 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