

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 | 7 Marriott Street, St Kilda Vic 3182 |
|---|--------------------------------------|

Indicative selling price

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

| | |
|--------------|-------------|
| Single price | \$1,600,000 |
|--------------|-------------|

Median sale price

| | | | | | | | |
|---------------|-------------|-------|------------|--------|------|--------|----------|
| Median price | \$1,385,000 | House | X | Unit | | Suburb | St Kilda |
| Period - From | 01/04/2017 | 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 | 16 Grosvenor St BALACLAVA 3183 | \$1,680,000 | 26/08/2017 |
| 2 | 15 Queen St ST KILDA EAST 3183 | \$1,590,000 | 30/06/2017 |
| 3 | 47 Grosvenor St BALACLAVA 3183 | \$1,560,000 | 25/06/2017 |

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.~~

7 Marriott Street, St Kilda Vic 3182

Marty Fox
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 3  1  1

Rooms:
Property Type: House
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
June quarter 2017: \$1,385,000

Comparable Properties



16 Grosvenor St BALACLAVA 3183 (REI)

[Agent Comments](#)

 3  1  -

Price: \$1,680,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)



15 Queen St ST KILDA EAST 3183 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,590,000
Method: Sale
Date: 30/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 195 sqm approx



47 Grosvenor St BALACLAVA 3183 (REI)

[Agent Comments](#)

 3  2  -

Price: \$1,560,000
Method: Auction Sale
Date: 25/06/2017
Rooms: 7
Property Type: House - Terrace
Land Size: 134 sqm approx