### 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

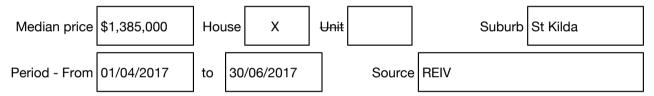
7 Marriott Street, St Kilda Vic 3182
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#### Indicative selling price

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

Single price \$1,600,000

#### Median sale price



#### 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.

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#### Generated: 25/09/2017 21:12

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.



# propertydata





Rooms: Property Type: House Land Size: 245 sqm approx Agent Comments Marty Fox 9645 9699 0438 808 859 marty@whitefoxrealestate.com.au

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

## **Comparable Properties**



16 Grosvenor St BALACLAVA 3183 (REI)



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

#### Agent Comments

15 Queen St ST KILDA EAST 3183 (VG)

Agent Comments

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

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3

47 Grosvenor St BALACLAVA 3183 (REI)

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Agent Comments



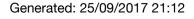
**Price:** \$1,560,000 **Method:** Auction Sale **Date:** 25/06/2017 **Rooms:** 7

2

Rooms: / Property Type: House - Terrace Land Size: 134 sqm approx

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