

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

3/51 Spenser Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$800,000

Median sale price

Median price \$518,750

House

Unit

X

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	3/22 Shelley St ELWOOD 3184	\$805,000	01/04/2017
2	5/1-3 Smith St ST KILDA 3182	\$789,500	05/07/2017
3	2/18 Marine Pde ST KILDA 3182	\$707,000	18/06/2017

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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Rooms:
Property Type: Apartment
Land Size: 90 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 June quarter 2017: \$518,750

Comparable Properties



3/22 Shelley St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$805,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: Apartment



5/1-3 Smith St ST KILDA 3182 (REI)

Agent Comments

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Price: \$789,500
Method: Private Sale
Date: 05/07/2017
Rooms: -
Property Type: Apartment



2/18 Marine Pde ST KILDA 3182 (REI)

Agent Comments

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Price: \$707,000
Method: Auction Sale
Date: 18/06/2017
Rooms: 3
Property Type: Apartment