

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 13 Empress Road, St Kilda East Vic 3183
Indicative selling price

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

 Range between \$2,000,000 & \$2,200,000
Median sale price

 Median price \$1,365,000 House X Unit Suburb St Kilda East

 Period - From 01/10/2017 to 31/12/2017 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	19 Balaclava Rd ST KILDA EAST 3183	\$2,400,000	26/11/2017
2	50 Carrington Gr ST KILDA EAST 3183	\$2,395,000	19/12/2017
3	4 Hawsleigh Av BALACLAVA 3183	\$2,302,000	12/11/2017

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.



 6  3.5  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



19 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Auction Sale

Date: 26/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 565 sqm approx



50 Carrington Gr ST KILDA EAST 3183 (REI)

Agent Comments

 5  2  2

Price: \$2,395,000

Method: Sold After Auction

Date: 19/12/2017

Rooms: 8

Property Type: House



4 Hawsleigh Av BALACLAVA 3183 (REI)

Agent Comments

 4  2  2

Price: \$2,302,000

Method: Auction Sale

Date: 12/11/2017

Rooms: -

Property Type: House (Res)