Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	44 Mary Street, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$3,650,000	&	\$4,015,000
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Median sale price

Median price	\$2,420,000	Hou	ıse X	Unit		Suburb	St Kilda West
Period - From	01/07/2016	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.

Add	dress of comparable property	Price	Date of sale
1	24 Mary St ST KILDA WEST 3182	\$4,280,000	03/03/2017
2	49 Mary St ST KILDA WEST 3182	\$4,200,000	25/05/2017
3	70 Herbert St MIDDLE PARK 3206	\$3,500,000	19/08/2017

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.











Property Type: House Land Size: 681 sqm approx

Agent Comments

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$3,650,000 - \$4,015,000 **Median House Price** Year ending June 2017: \$2,420,000

Comparable Properties



24 Mary St ST KILDA WEST 3182 (VG)





Price: \$4.280.000 Method: Sale Date: 03/03/2017

Rooms: -

Property Type: House (Res) Land Size: 387 sqm approx **Agent Comments**



49 Mary St ST KILDA WEST 3182 (REI/VG)

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Agent Comments

Price: \$4,200,000 Method: Private Sale Date: 25/05/2017

Rooms: -

Property Type: House (Res) Land Size: 297 sqm approx

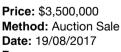
70 Herbert St MIDDLE PARK 3206 (REI)







Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 296 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311





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