

## 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

44 Mary Street, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,650,000

&

\$4,015,000

### Median sale price

Median price \$2,420,000

House

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.

	Address 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.~~

44 Mary Street, St Kilda West Vic 3182

Jon Kett  
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 4  3  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**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)

[Agent Comments](#)

 4  -  -

**Price:** \$4,280,000  
**Method:** Sale  
**Date:** 03/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx



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

[Agent Comments](#)

 4  4  2

**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](#)

 3  2  1

**Price:** \$3,500,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 296 sqm approx