

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

202/43 Duke Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2018

to 30/09/2018

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	G17/12-14 Dickens St ELWOOD 3184	\$417,000	04/08/2018
2	109/160 Hotham St ST KILDA EAST 3183	\$412,000	18/10/2018
3	613/181 St Kilda Rd ST KILDA 3182	\$380,000	26/07/2018

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
Agent Comments

Indicative Selling Price
\$415,000
Median Unit Price
September quarter 2018: \$530,000

Comparable Properties



G17/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$417,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Apartment



109/160 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$412,000
Method: Sold Before Auction
Date: 18/10/2018
Rooms: 2
Property Type: Apartment



613/181 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 26/07/2018
Rooms: -
Property Type: Apartment