

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

d203/8 Blanche Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$610,000

&

\$650,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

St Kilda

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	3/11 Herbert St ST KILDA 3182	\$660,000	14/10/2017
2	8/44 Waterloo Cr ST KILDA 3182	\$630,000	06/09/2017
3	4/15 Wrexham Rd WINDSOR 3181	\$610,000	09/12/2017

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.



Rooms:

Property Type: Apartment

Land Size: 85 sqm approx

Agent Comments

Step inside this incredibly spacious two-bedroom warehouse-style apartment and experience a New York style wow factor with its soaring high ceilings. Cleverly designed, the layout showcases a spectacularly sized open-plan living and dining with a chef's kitchen and bold breakfast bar which flows out to a private balcony overlooking manicured garden grounds. Additional highlights of this secure apartment include intercom entry, lift access, secure car space, private visitors car parking, reverse-cycle heating and cooling and every amenity at your doorstep.

Comparable Properties



3/11 Herbert St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: Apartment



8/44 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 06/09/2017

Rooms: 4

Property Type: Apartment



4/15 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Apartment