

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	9/8 Maryville Street, St Kilda East Vic 3183
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Indicative selling price

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

Single price	\$290,000
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Median sale price

Median price	\$562,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/07/2017	to	30/09/2017	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	4/54 Balston St BALACLAVA 3183	\$295,000	28/09/2017
2	6/18 Orange Gr ST KILDA EAST	\$290,000	03/06/2017
3	50/6-8 Glen Eira Rd RIPPONLEA 3185	\$286,000	14/08/2017

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.