

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**38A Loch Avenue, St Kilda East, VIC 3183**

### INDICATIVE SELLING PRICE

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

**Range Between \$1,600,000 & \$1,760,000**

### MEDIAN SALE PRICE

**Median price \$1,393,750 | House | St Kilda East (3183)**

**Period - From 1 January 2017 to 31 December 2017 | Source - REIV**

### COMPARABLE PROPERTY SALES

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      |
|---|--------------------|-------------------|
| <b>68A BALACLAVA ROAD, CAULFIELD NORTH VIC 3161</b> | <b>\$1,820,000</b> | <b>20/08/2017</b> |
| <b>1 HAWSLEIGH AVENUE, BALACLAVA VIC 3183</b>       | <b>\$1,535,000</b> | <b>15/10/2017</b> |
| <b>1 FURNEAUX GROVE, ST KILDA EAST VIC 3183</b>     | <b>\$1,349,000</b> | <b>08/11/2017</b> |