

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property Offered for Sale: 37 Malakoff Street St Kilda

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$1,380,000 - \$1,480,000

Median House Sale Price

\$1,513,000

Suburb or Locality

St Kilda

Period From

May 2016 – April 2017 (Source: CoreLogic)

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
1	29 Godfrey Avenue St Kilda East	\$1,450,000	15 th December 2016
2	78 Chapel Street St Kilda	\$1,450,000	8 th April 2017
3	10 Hammerdale Avenue St Kilda	\$1,526,000	11 th December 2016

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.