

## 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

10a West Beach Road, St Kilda West Vic 3182

#### Indicative selling price

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

Single price \$1,350,000

#### Median sale price

Median price \$614,000

House

Unit

X

Suburb

St Kilda West

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	55 Havelock St ST KILDA 3182	\$1,275,000	16/09/2017
2	101/315-317 Beaconsfield Pde ST KILDA WEST 3182	\$1,315,000	18/11/2017
3	15 Park La ST KILDA WEST 3182	\$1,421,000	19/10/2017

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.