

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 4 West Beach Road St Kilda West

Indicative selling price

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

\$1,695,000

Median House Sale Price

\$1,950,500

Suburb or Locality

St Kilda West

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	72 Fawkner Street St Kilda	\$1,650,000	11 th March 2017
2	22/308 Canterbury Road St Kilda West	\$1,747,000	18 th February 2017
3	7 King Street St Kilda East	\$1,695,000	30 th March 2017
4	2 Bells Lane St Kilda West	\$1,600,000	27 th February 2017

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.