



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

4/29 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$571,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/04/2017

to

31/03/2018

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	8/97 Westbury St BALACLAVA 3183	\$720,000	28/04/2018
2	26/41 Chapel St ST KILDA 3182	\$685,000	02/06/2018
3	7/94 Tennyson St ELWOOD 3184	\$660,000	07/03/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 Year ending March 2018: \$571,000

Comparable Properties



8/97 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: Unit



26/41 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Apartment



7/94 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 07/03/2018
Rooms: 4
Property Type: Apartment