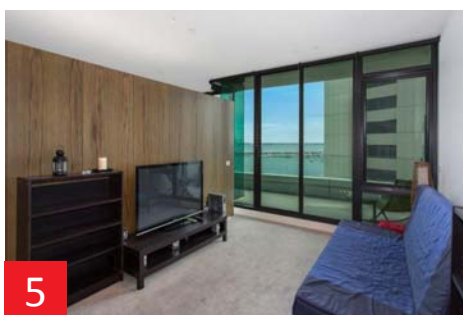
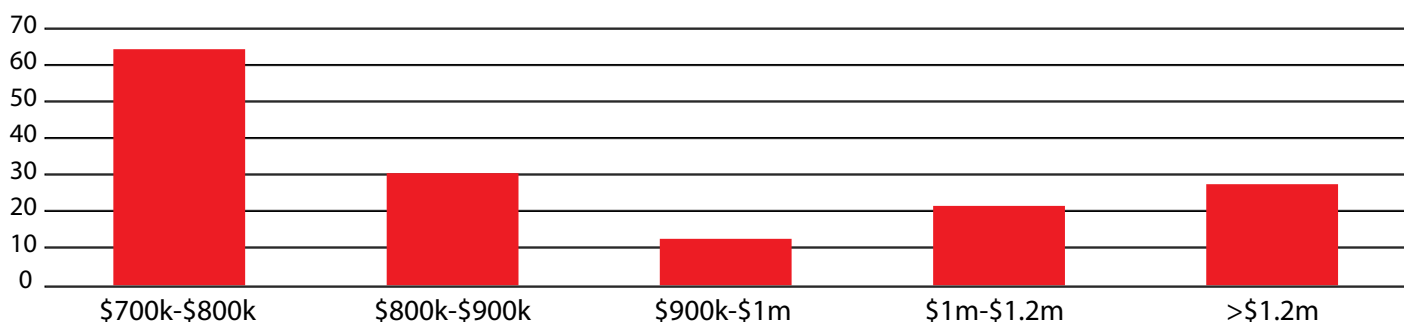




	ADDRESS	SUBURB	BED	BATH	AGE	SOLD DATE	PRICE
1	701/6 VICTORIA ST	ST KILDA	2	2	9 Years	July 14	\$1,740,000
2	703/6 VICTORIA ST	ST KILDA	2	2	9 Years	June 14	\$1,800,000
3	406/129 FITZROY ST	ST KILDA	2	1	'Historic'	August 14	\$1,000,000
4	808/163 FITZROY ST	ST KILDA	2	1	2 Years	October 14	\$862,500
5	702/6 VICTORIA ST	ST KILDA	1	1	9 Years	October 14	\$645,000
6	211/6 VICTORIA ST	ST KILDA	1	1	9 Years	October 14	\$570,000



NO. SALES & PRICE RANGE SEGMENTATION (UNITS / 3 YEAR COMBINED)



COMPARABLE PROPERTY SUMMARY

(NORTH FACING 2 BEDROOM APARTMENTS)

701/6 VICTORIA STREET, ST KILDA VIC 3182

2 2
 



SALE DATE: JULY 2014
SALE PRICE: \$1,740,000
PROPERTY AGE: 9 YEARS

VIEW / ASPECT:
 WATER & CITY VIEWS ON 7TH FLOOR

COMMENTS:
 NO STAMP DUTY INCENTIVES / MINIMAL
 DEPRECIATION ADVANTAGES / INFERIOR
 QUALITY

703/6 VICTORIA STREET, ST KILDA VIC 3182

2 2
 

SALE DATE: JUNE 2014
SALE PRICE: \$1,800,000
PROPERTY AGE: 9 YEARS

VIEW / ASPECT:
 WATER & CITY VIEWS ON 7TH FLOOR

COMMENTS:
 NO STAMP DUTY INCENTIVES / MINIMAL
 DEPRECIATION ADVANTAGES / INFERIOR
 QUALITY



406/129 FITZROY, ST KILDA VIC 3182

2 1
 



SALE DATE: AUGUST 2014
SALE PRICE: \$1,000,000
PROPERTY AGE: 'HISTORIC'

VIEW / ASPECT:
 OBSTRUCTED CITY VIEWS FROM LIVING AREA
 MINIMAL WATER VIEWS FROM BALCONY

COMMENTS:
 NO STAMP DUTY INCENTIVES / OLDER BUILDING /
 INFERIOR QUALITY AND FINISHINGS

COMPARABLE PROPERTY SUMMARY

(SOUTH FACING 2 BEDROOM APARTMENTS)

808/163 FITZROY, ST KILDA VIC 3182

2 1
Beds Bath



SALE DATE: OCTOBER 2014
SALE PRICE: \$862,500
PROPERTY AGE: 2 YEARS

VIEW / ASPECT:
VIEWS OBSTRUCTED BY SUBJECT PROPERTY DEVELOPMENT

COMMENTS:
NO STAMP DUTY INCENTIVES / LESS
DEPRECIATION ADVANTAGES / INFERIOR
QUALITY FITTINGS & FINISHES

COMPARABLE PROPERTY SUMMARY

(1 BEDROOM APARTMENTS)

702/6 VICTORIA, ST KILDA VIC 3182

1 1
 



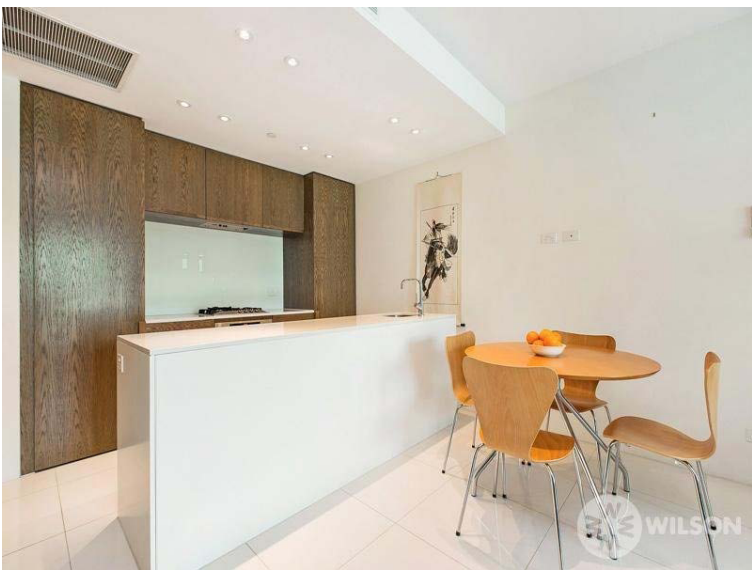
SALE DATE: OCTOBER 2014
MARKET PRICE: \$625,000
PROPERTY AGE: 9 YEARS

VIEW / ASPECT:
 NORTH FACING / VIEWS GREATLY OBSTRUCTED
 BY NEIGHBOURING PROPERTY

COMMENTS:
 NO STAMP DUTY INCENTIVES / LESS
 DEPRECIATION ADVANTAGES / INFERIOR
 QUALITY FITTINGS & FINISHES

211/6 VICTORIA, ST KILDA VIC 3182

1 1
 



SALE DATE: OCTOBER 2014
SALE PRICE: \$570,000
PROPERTY AGE: 9 YEARS

VIEW / ASPECT:
 SOUTH FACING / VIEWS GREATLY LIMITED AS
 PROPERTY SITUATED ON 2ND FLOOR

COMMENTS:
 LIMITED VIEWS / NO STAMP DUTY INCENTIVES /
 LESS DEPRECIATION ADVANTAGES / INFERIOR
 QUALITY FITTINGS & FINISHES